

Appendix A

San Juan Discovery PUD; LUP22-028 and LUP22-029

October 27, 2025 Hearing Testimony

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Examiner Olbrechts: (00:00:00):

I think we're official. You want to start recording on your side?

Speaker 2 (00:00:09):

Recording in progress.

Examiner Olbrechts: (00:00:11):

All right, perfect. Okay. Good morning everybody. Welcome to land use hearing this morning on a planned residential development and preliminary plat for what's called the San Juan Discovery Project. I'm Phil Albrecht, hearing examiner for the city of Port Townsend. And I see we got a few people out there today and I apologize I'm not there in person. When I scheduled this a while ago, I didn't realize this was going to be such a ... Draw some public interest. 90% of our hearings don't. And I try to be there whenever there's more than a couple people in the audience, but it looks like I missed the mark on this one, but I'm certainly going to be hearing all your comments. I've read all your comments and of course we'll be taking everything under very detailed and strong consideration. But the file numbers for this case are LUP 22-028 and LUP22-029.

(00:01:03):

The hearing format is we'll have a presentation from staff. And is that going to be Mr. Gates? Are you going to be giving us the overview today?

(00:01:11):

Yes. Okay. All right. So Mr. Gates will give us a summary of the project, what it's all about. He wrote a very good and detailed staff report that identifies how the project meets the city's development standards. Once he's finished, then we'll move on to the applicant, give them a chance to speak in favor of their project, presumably in favor. After that, then we'll move on to public comments. That'll be the chance for the public to make their comments hear first from people in the meeting room. And then after that from people online, all testimony will be sworn in and that's about as complicated as it gets for you. Well, we'll explain how you can participate when we get to that portion of the hearing. Once all the public comments are done, we go back to Mr. Gates to give him a chance to answer questions that people had and any rebuttal evidence he finds necessary.

(00:02:01):

Then as a matter of constitutional due process, the applicant, since they have the burden of proof, gets the final word, final opportunity, present rebuttal evidence. And if the record is closed today, I then have 10 business days, a couple of weeks to issue a final decision. So the process isn't too complicated. Hopefully, you'll all understand how to participate once we're all done here today. Now, by state law,

I'm not allowed to talk to the applicants or staff about the project. All the information I get has to be based on the evidence that's put in the record today. That way, everyone knows what information is being considered for that final decision. Mr. Gates, as I mentioned, did put together a pretty detailed staff report, and that's based on a lot of documentation. All sorts of studies are done to ensure that this project meets the city's development standards and minimizes impacts to surrounding properties.

(00:02:57):

And let's see, I'm just trying to get the exhibit list here. Am I able to share my screen? I probably am, right? Let me give that a shot. Oh, no, I'm disabled. Well, okay. So I'll just kind of go over very briefly. Mr. Gates' staff report identifies exhibits A through P and that includes the preliminary plat applications, the staff report, the traffic study. There's a geotechnical report done, a stormwater report done, a bunch of public notices, the environmental review that was done. That's the decision whether or not to do an environmental impact statement. And let's see. And those are the bulk of it. A couple dozen comment letters, like I said, that I've read them all. So at this point, I just want to ask if anyone has any objections to entry of those documents into the record. If you do, if you're participating virtually, just click on the virtual hand at the bottom of your screen.

(00:03:53):

Or if you're in the meeting room, waive your hand. So just the standard documents that were done to assess the project. Not seeing any takers. That's pretty standard too. So I'll go ahead and admit the staff report along with exhibits A through P, I believe is the complete record. So with that, Mr. Gates, let me swear you in. Just raise your right hand and I'll swear you in. Just do you swear or affirm to tell the truth, nothing but the truth in this proceeding?

Speaker 3 (00:04:18):

Sure.

Examiner Olbrechts: (00:04:18):

Okay, great. Go ahead.

Mr. Gates: (00:04:22):

Great.

Speaker 3 (00:05:55):

Sharing screen. Everyone can see my screen?

Examiner Olbrechts: (00:06:53):

Yes.

Mr. Gates: (00:06:54):

Yeah. So we're here to discuss the discovery PD officially, but both informally be known as PCP. On the left, you see a basic primary of what the UD is going to look like. On the right, you see bird's eye. This screenshot. The agenda for this power plant in general is going to put an introduction and background on the PD, proposal details from current conditions, conceptual design layout, street patents, landscaping farm plan, proposed uses phases and responses. I'm also going to touch on one aspect of the staff report that we ask the hearing examiner to have decided.

Speaker 2 ([00:07:55](#)):

Recording in progress.

Mr. Gates: ([00:08:03](#)):

Initial application from March 25th, 2022, although I believe preliminary discussions actually predate this was issued the 28th day after that, April 22nd, 2022. There's a long period there recommendations. The major revision date was on March 11th of 2024. And for purposes of investing for the UDS date for this interpreted to be May 1st, 2020. This application was mailed June 5th, 2024. 25th, 2024. See the threshold determination was issued on March 5th of 2025. And then as the progression determination commentary ended on March 4th. Hearing was failed initially on October 15th, 2025. And the preliminary platform hearing is today, October 27th. I could go into much greater detail history. Current conditions.

([00:09:42](#)):

Zoning for this area that is a mixture of mixed use density multifamily and R2. Conditions outside of the site's currently being used as raising land. There's a single family home present and there is small scale agricultural uses as well. This is the zoning map. The uses proposed include cottage on the southern side, an urban farm. We'll notice retail, multi-generational repair and housing, retail housing and work units on the north side, coddges, and multiple parking as well. And all of it is unlimited, noted in different steps. Everything blue/steel is residential. Pink is commercially residential above, yellow spark, green is public and green space, and dark blue is residential parking. Public access easements on.

([00:11:09](#)):

Accessibility purposes, and the landscape of, for example. Street path difficult. This is from any green details as far as what the streets nine feet of. As well, most of the areas to drive street will have larger lanes well on each side, as well as. Five feet wide, and there will be improvements on the west side of parking as well as maintaining the existing pipeline and sidewalk. Landscaping urban farm plant work down to strongly agricultural sustainability and landscape soil. This is taken directly from. Phase one, which is to maintain the existing farm, build road entrances and ground connection, and houses will be accessed from northwest to drive and cost adjacent to. Second phase will be more extensive.

([00:13:05](#)):

They'll move the existing structures that are. As well as building structure. And then the vast majority is more widely extended on the rest of the phases. So phase three will be after that. The rest of the work town home units will be phase four. Phase five will include buildings and plaza, which I highlighted there. And this is a good overview of lights. Phases are going to look like. Phase two is a green right there. And then it becomes. Phase three include the road stretching out there. And then you'll see phase four. Phase five. Phase six.

([00:14:48](#)):

Some of the proposals include reducing the setbacks for. Street and parking lot will be five feet. Garage door front setbacks with no sidewalk in will be 10 feet. Parking will allow residential street parking and site parking. Reduce parking for elder housing to 0.5 spaces three minutes instead of. Be clear, they're actively required parking is given. Landscaping landscaping in addition to the city of towns, which is approval, landscape buffer and drive will be located. Lot size. Single family residential lines will be 4,000 square feet, complex lots residence and duplex and cottage lots will be able to reduce.

([00:16:03](#)):

Lot coverage will be. This is under standards for. It will be 12 feet sidewalk. It should be noted that due to the dangers of the state law that require all roads to be open to pedestrians and all bike lanes or sidewalks and things like that, folks can walk. For discussion, this is the conditions that. For conditions 30, 31, 32, there's potential contradiction in the between seven, 17, 32, 16, and 18, 16, 14. Final plans be applied for in five or seven years. So the preliminary plat code, I believe, says that seven years, I believe for the PUD code, it says within five years. So we're going to ask as far as what is the guiding law. Comments open to discussion for Samar Alberts as well as the community.

Examiner Olbrechts: (00:18:06):

Okay. Thanks, Mr. Gates. Just a few questions. First, is the phasing numbering, is that kind of depicting the order of construction? I noticed phase three, it said that some of that infrastructure was going to be built first. Then I know there's a condition that says each phase should be independent. So I can imagine that if you have a phase devoted to infrastructure, it probably would have to be in the beginning, but I mean, is there any requirement or expectation that this goes through development in a numerical order for the phases?

Mr. Gates: (00:18:39):

Yes. So the first three phases are going to be in the numerical order, one, two, and three. And then phases after that will have some flexibility and the developer can choose to build phase four, five, and six, seven environment.

Examiner Olbrechts: (00:19:00):

And I guess I probably just need to look at the staff report more closely, but I was a little confused about the parking. I thought I read in there that the interim parking regulations provide that no parking is required for this project. And at the same time that the applicants have applied for parking modifications. Is that because maybe parking isn't required in some of the zones of this project, but not all?

Mr. Gates: (00:19:25):

I think that kind of language may be a holdover from the initial negotiations of the project before. Obviously before 3333 was implemented, we did have parking mandates here in Port Townsend, but after that period, and shortly after vesting occurred, there was no requirements for parking.

Examiner Olbrechts: (00:19:51):

And that happened after vesting, is that right, that the interim ordinance was adopted? It

Mr. Gates: (00:19:55):

Actually happened before.

Examiner Olbrechts: (00:19:58):

Oh, okay. So then the parking modification wasn't really necessary then, was it?

Speaker 3 (00:20:03):

No, not at this time.

Examiner Olbrechts: (00:20:05):

Okay. All right. I wanted to clear that in my mind. And then also for just kind of more clarification for the public from reading the comment letters, there are a lot of concerns about construction noise and dust. And I think staff and the applicant did a really good job of responding to a lot of those comments. But I mean, could you just go into a little detail about how the city standards regulate construction noise, what the constructions are, hours are in general, and also if there are any best management practices required for dust control?

Mr. Gates: (00:20:38):

That's a great question and that's something definitely expand on additions to require. To my knowledge, we require construction to be before 6:00 PM, including before 6:00 PM every day. And as far as maintenance in terms of using tests. There's actually a noise ordinance that allows for time and construction. They're just refreshing my memory. It's a lot of information. We seem to lose track of

Examiner Olbrechts: (00:21:29):

It. Oh yeah, yeah, definitely. There is

Mr. Gates: (00:21:32):

Things in place upon dust and noise and working all hours.

Examiner Olbrechts: (00:21:37):

Okay. Yeah, sounds good. And then also it was a little unclear. I think I seem to recall one of the staff responses about lighting or somewhere I thought I saw that the city didn't have any lighting standards and then I thought somewhere else that it did. I mean, do you know what kind of standards the city does have? I know it's pretty typical for a lot of municipalities to say you have to have cutoff lighting that directs lighting downwards and minimizes lighting trespass, that kind of thing. I mean, does Port Townsend require lighting plans or have any detailed lighting standards of that nature?

Mr. Gates: (00:22:11):

So we have the lighting ordinance and the app is actually simulated to dark sky approved standards for lighting, directing downward possible And set some standards.

Mr. Doran: (00:22:35):

Okay.

Mr. Gates: (00:22:37):

The lighting orders for highway, but I believe for the entire project we stipulate to start sounding throughout the entire computer. Is that correct? Yes. Yes.

Examiner Olbrechts: (00:22:52):

Okay. All right. Sounds good. And then also that you cut, there are concerns raised about water and sewer capacity. And I think there's just a general comment just said we have capacity. I mean, are there capacity issues with the city utilities? Because obviously this project could go on for several years. I mean, when staff is saying there's adequate capacity, are you looking five or seven years into the future and seeing that that's going to be available?

Mr. Gates: (00:23:28):

We have capacity, but Steve.

Examiner Olbrechts: (00:23:34):

Okay. Mr. King, let me swear you in real quick. Just raise your right hand. Do you swear or affirm to tell the truth, nothing but the truth in this proceeding?

Mr. King: (00:23:41):

I do.

Examiner Olbrechts: (00:23:42):

Okay, great. Go ahead.

Mr. King: (00:23:47):

Yeah, so the water and sewer system has more than adequate capacity with the exception. There's one small section of fight that the applicant will need to do in the downstream analysis to make sure that it has enough capacity for the development, but that's not affecting the general system. That's just for mobilized issue. So overall, water and sewer is in good shape.

Examiner Olbrechts: (00:24:13):

Okay. Have letters of water and sewer availability been issued already or when will they be? What's the plan on that?

Mr. King: (00:24:21):

That's actually, it's incorporated in the public works memo and the staff announces all the water sewer economies are included in that public works now.

Examiner Olbrechts: (00:24:30):

Okay, great. Fantastic. Thanks, Mr. King. All right then. I guess now we're ready to move on to the applicants and anyone want to speak on behalf of the applicants today?

Mr. Ehrlichman: (00:24:44):

Good morning, Senator Obert.

Examiner Olbrechts: (00:24:48):

Morning. My

Mr. Ehrlichman: (00:24:49):

Name is Tom representing Adam today. Oh, now we've got the button on correctly. Can you hear us?

Examiner Olbrechts: (00:25:01):

Yeah, much better actually. Yeah. Yeah. The reason I had my face close to the screen as you think that would help me hear better, probably not. So anyway, go ahead.

Mr. Ehrlichman: (00:25:12):

Great. Well, thank you. We'd actually like to take up a bit of your time this morning with some background on how this project came to be here today at Hearing. We think it's important to go back over a little bit of the planning history because it gives a context for everyone in the room as to what the live issues are today and what issues have already been decided by the city. And we're confident that you may have done this a few times, so you may not benefit from some of that presentation and our apologies, but we wanted to take a little bit of time, if that's okay with you.

Examiner Olbrechts: (00:25:56):

Oh, definitely. No, this is a hearing for the people after all, so I think it's a good idea to inform them as much as possible. So please do. Thank you.

Mr. Ehrlichman: (00:26:06):

Thank you very much. I'd like to first start out by checking with the clerk to see if she got my email with the documents.

Speaker 8 (00:26:15):

Yes, I did. And I had forwarded them over to you, Phil.

Examiner Olbrechts: (00:26:19):

Okay. Sounds good.

Mr. Ehrlichman: (00:26:20):

Okay. Mr. Jaminier, if you wouldn't mind taking a look at the ... I've got them numbered one through seven. If you look at document number one and scoot to the back to the appendix, we actually did do some work to try to make your job a little easier as you wind through this record. First off, we want to thank the staff for doing an excellent job of going through all of the detail. And for Mr. Gay's presentation this morning was highly detailed, highly accurate, and I don't know how he did it in that short period of time.

Examiner Olbrechts: (00:27:01):

My document one is just, it's a zoning map. I think maybe I've got a couple emails. Maybe it's in the other one.

Mr. Ehrlichman: (00:27:08):

Oh.

Examiner Olbrechts: (00:27:08):

Let's see.

Mr. Ehrlichman: (00:27:11):

I sent seven documents in an email for the clerk and they're numbered one through seven.

Examiner Olbrechts: (00:27:17):

Oh, okay. The applicant memo document maybe?

Mr. Ehrlichman: (00:27:21):

But that was done probably, well, right before Jacob started. Yeah.

Speaker 3 (00:27:27):

Yes, you

Speaker 8 (00:27:27):

Could have received two emails from me, one from Tom, and then one from Richard Berg.

Examiner Olbrechts: (00:27:35):

Okay.

Mr. Ehrlichman: (00:27:37):

So if you want to ignore Richard for a minute, he's going to testify in a moment.

Examiner Olbrechts: (00:27:43):

Okay. Yeah. Okay. So yeah, got yours. All right, I got it here. Like I said, it's the applicant memos document one, right?

Mr. Ehrlichman: (00:27:50):

Yes.

Examiner Olbrechts: (00:27:51):

Yeah. Okay. I have it up.

Mr. Ehrlichman: (00:27:53):

So my job today, Mr. Xander, is not to provide you with expertise on this design. We have people who are going to talk to you about that, but I'm playing the role of the MC or the facilitator for our team. And I thought it might make sense to start out by showing you our list of exhibits that we think are important to have in the record. And the staff, as I said, did an excellent job in the staff report of gathering everything together. I mean, this project has been winding its way through for eight years, and I don't know how many staff people have had careers working on it, but as I said, the staff have done a tremendous job of pulling it together. There are a few things that I wanted to walk you through using this Appendix A, because we'll want to work with the hearing examiner and the staff on the best way to present some of these bulkier documents so that they are part of the record.

(00:28:58):

But if I could just take a minute and quickly go through this Appendix A

Speaker 3 (00:29:02):

And

Mr. Ehrlichman: (00:29:02):

Orient you to what you're seeing there. In the far right column where it says none, we haven't yet found those in the staff report exhibit list, and so we want to make sure those get entered into the record.

Examiner Olbrechts: (00:29:18):

So I mean, I have your applicant memo. That's just seven pages long. It doesn't have an appendix on it. Just trying to ... I'm assuming that's a separate document then maybe. And then it's a total of seven documents on this email. Number two is the chronology. I guess I don't find an appendix though.

Mr. Ehrlichman: (00:29:40):

Well, thank you for alerting me to that. It could be that I sent the clerk the version of the memo before the appendix got attached, and I apologize for that. So let me, if you would permit me, just take a second and get that straightened out. Okay. Oh,

Examiner Olbrechts: (00:29:58):

Wait a minute. Here it is. I found it. Okay. I see it. I see it. Oh, okay. I got it. Thank you. My fault. Got it. Okay.

Speaker 9 (00:30:08):

You do have access to share your screen too, if you would

Mr. Ehrlichman: (00:30:11):

Like to. Okay. Are you talking to me?

Speaker 9 (00:30:15):

Yes.

Mr. Ehrlichman: (00:30:17):

If I wasn't so old, I'd take you up on that challenge. But so far I'm a Zoom talker, nothing more.

Speaker 2 (00:30:27):

Just let me know if you need any help.

Mr. Ehrlichman: (00:30:29):

Well, if you don't mind to put that Appendix A up on the screen, then the public can see it as well. Thank you. A little small up there. But Mr. Janner, I'm going to try and quickly walk you through what you're seeing there, if that's okay. The first grouping of documents are the key project application documents. And as Mr. Gates pointed out, the vesting date is March 2024. March seven is when the application was submitted and the completeness date was set at May 1st. But what you're seeing there is we want to make sure the record has the complete submittal on the March seven PUD plan sheets as well as the plan sheets. Those are the anchor for the decision that you have to make. We did update those, as I'll talk about in a minute, but that's the starting point, I think. And we are before you today goes without saying, I guess, that we're seeking preliminary plat approval and preliminary PUD approval.

(00:31:40):

So there are two separate sets of plans for each of those approvals. The plat is a skeletal, if you will, layout of the property. It reconfigures the lots to conform to the PUD site plan, but it doesn't put the detail on there as to the community design. That is all found in the PUD plan sheets and there are 15 sheets there. So we'd like to have those entered into the record. And again, we will work with staff to make sure that's done in an efficient manner.

Examiner Olbrechts: (00:32:21):

Okay. Well, why don't we go through the whole list and then just I'll admit them all at once. Would that work with you?

Mr. Ehrlichman: (00:32:27):

Well, that'd be tremendous.

Examiner Olbrechts: (00:32:29):

Yeah.

Mr. Ehrlichman: (00:32:29):

And then would it be okay, would you like to sign exhibit numbers or do you want the staff to do that or we work with the staff on that?

Examiner Olbrechts: (00:32:40):

Well, I guess since we don't have exhibit numbers, I suppose maybe we should do them individually then. Let me just bring up the exhibits I had. We worked through Exhibit P, so this would be Exhibit Q, I guess then would be the first there. Those are the PUD plan sheets and plat plan sheets of March 7th, 2024. Any objections to entry of that as Exhibit Q? All right, hearing none, then we'll get that in the record as Exhibit Q.

Mr. Ehrlichman: (00:33:06):

Thank you, Mr. Examiner. The next key project document Mr. Gates mentioned is the notice of application. That's Exhibit G for the staff report. And the next document is the CEPA Determination of Non-Significance, March five, 2025. And that is Exhibit I. Then we also would like to enter into the record the signed SEPA Environmental Checklist, just so that it's there amongst all the other CEPA documents.

Examiner Olbrechts: (00:33:40):

Okay. Any objections over the checklist as Exhibit R? And again, if anyone has an objection, just press on the raise hand button at the bottom of your screen or if you're in the meeting room, just say you object. Not hearing seeing any takers. Exhibit R is admitted.

Mr. Ehrlichman: (00:33:57):

Thank you, Mr. Examiner. Then as I mentioned, in August of this year, in response to staff comments on the substantial revision that took place on March seven, 2024, the applicant then submitted updated plan sheets for both the PUD and the plat, and those, I believe, or what was intended with exhibits A and B in the staff report. And those came in under my cover letter where I listed the attachments and talked a bit about the background of the project. And that appears in the record already as Exhibit K. However, the letter referenced an attachment, which was a June 3rd letter I sent to the city. And so we

are offering that as part of Exhibit K, whether you want to give it a new exhibit number or just make it part of K.

Examiner Olbrechts: (00:35:01):

I guess let's be clean about it. I'll call that Exhibit S, the attachment letter to Exhibit K. Any objections? Okay, that's entered as well.

Mr. Ehrlichman: (00:35:11):

Thank you, Mr. Examiner. The next key document, the last one, it's the original 2022 PUD plat application. Mr. Gates spoke of briefly. It had earlier outdated project narratives, and the date on that was March 25th, 2022. That also has been called Exhibit A. So I think one way to look at Exhibit A as you're deliberating is to think of it as the package for the PUD plan sheets and the plat plan sheets you'll have in there the original 2022 set. And then you see our substantial revision, which is Exhibit Q on March seven, 2024. Are we doing okay so far?

Examiner Olbrechts: (00:36:09):

Yep.

Mr. Ehrlichman: (00:36:10):

Thank you, sir. The next set of documents we've prepared for hearing. Once we heard from the staff that there was a hearing date that was going to be set, we put together some summaries of what's going on with this project. We did a revised updated project narrative, October 10, 2025, and that's Exhibit A. 1. Mr. Gates, if I cite to an exhibit that's incorrect, I hope you'll straighten me out. The last thing I want to do is end up with a record in front of you that it doesn't make sense. And if I can indulge just for a moment, I've been an attorney involved in that Skagit County case that has gone on for three years, mostly over mistakes of record. And so forgive me if I'm a little particular or overboard on the exhibits, but here we go. So the revised project narrative is Exhibit A1.

(00:37:19):

And then Richard Berg, who you'll hear from in a moment, put together modifications to the development standards bullet list, and we'd like to have that entered in the

Examiner Olbrechts: (00:37:29):

Record. Okay. Any objections over the modifications to development standards? Again, just click your raise hand or say, "I object." Okay. Hearing seeing no takers Exhibit T then is admitted as modifications to development standards.

Mr. Ehrlichman: (00:37:43):

Thank you, Mr. Examiner. If I were in a situation like you're in, Mr. Examiner, with respect looking at this record, I wish there was one document to look at that would make sense of the whole thing. And based on my experience this year with this project, it would be this next exhibit, K2, which is the density and parking table. Richard has done a fantastic job of synthesizing the three different zones that are on this property, laying out what the allowed density is under each zone, also with a column of what we're proposing. And at the end of the day, what that chart helps us to see is that the allowed density is quite a bit more than what's being proposed here. It also has a parking table that goes through the analysis

that you talked about before with Mr. Gates. The next document is the comparison of development standards table, and I don't believe that's been entered into the record.

Examiner Olbrechts: (00:39:05):

Okay. That'll be Exhibit U. Any objections of that entry in the record? Hearing seeing none, it's admitted as Exhibit U. Thank

Mr. Ehrlichman: (00:39:12):

You, Mr. Examiner. Mr. Beard tells me that that has the same information as Exhibit T. Oh,

Examiner Olbrechts: (00:39:25):

Okay. That's

Mr. Ehrlichman: (00:39:25):

The

Examiner Olbrechts: (00:39:27):

Narrative

Mr. Ehrlichman: (00:39:28):

Of that.

Examiner Olbrechts: (00:39:28):

We'll save Exhibit U for the next one then.

Mr. Ehrlichman: (00:39:32):

Okay. Thank you. Next document was the updated PUD technical memorandum that is in the staff report at Exhibit K1. And then one more document is one of the great summaries of a particular aspect of this, and this involves the plant list with the trees. And it has a listing of some edible plants, which is a unique feature of this project and will come up during some of the conditions. Again, I think we need an exhibit number for that to enter that into record.

Examiner Olbrechts: (00:40:09):

Okay. That'd be Exhibit U. Any objections or anybody need to see it? Okay. Hearing seeing none, that's admitted as well, the master plant list as Exhibit U.

Mr. Ehrlichman: (00:40:22):

A considerable amount of neighborhood outreach has taken place over the years for this project. The applicant has spent a fair amount of time going through all the public comments over the years and responding to them. The first document under that heading is our recent October 18 response to the public comments received after issuance of the CPA DNS, and that's Exhibit J2. Next, we have a chronology of the neighborhood meetings for the project, and we'd like to have that entered into the record,

Examiner Olbrechts: (00:41:06):

Please. No, I mean, I did see in the applicant response to public comments that you included, it was kind of an appendix or something that had that chronology. I mean, is this a more updated list or do you know?

Mr. Ehrlichman: (00:41:20):

I saw that this morning as well. The same list. Okay. We can do it without that exhibit then, Ms. Examiner.

Examiner Olbrechts: (00:41:25):

Yeah, just looking to minimize documents when we can. All right, go ahead.

Mr. Ehrlichman: (00:41:30):

Thank you so much. Same with the next exhibit, same result.

Examiner Olbrechts: (00:41:37):

Okay.

Mr. Ehrlichman: (00:41:37):

So we'll skip that. I would like entered in the record an easement. I don't know if the issue comes up or not, but it is from the prior owner of the property, the to a neighbor, a Ms. Kostler. And we would appreciate that being entered into the

Examiner Olbrechts: (00:41:56):

Record. Okay. That would be marked as Exhibit V, the easement from Nemoura to Kosler. Any objections? Anyone need to see it? Okay. Hearing seeing none, that's admitted as Exhibit V.

Mr. Ehrlichman: (00:42:08):

Thank you, Mr. Examiner. I'd like to quickly go through the technical reports. I think they're all in the staff report except for one or two. And again, Mr. Gates, if I mischaracterize that, please let me know and we'll straighten that out. The first traffic analysis, traffic impact analysis, I believe, was dated September 5th, 2018, and we'd like to enter that in the record.

Examiner Olbrechts: (00:42:36):

Okay. Any objections? Hearing seeing none, that's exhibit W admitted.

Mr. Ehrlichman: (00:42:41):

Thank you. Next was an update of that September 3rd, 2019. I'd like it entered in the record, please.

Examiner Olbrechts: (00:42:50):

Okay. Any objections over that one? Hearing seeing none that's admitted as Exhibit X.

Mr. Ehrlichman: (00:42:56):

Thank you. And then the next two installments of the updated traffic analysis are Exhibit C and D to the staff report. The next technical report is already in the record. It's the stormwater management report as Exhibit E. The next one, there is a geology hazard assessment that's included as Exhibit E.1. And then there is a limited phase two environmental site assessment by DLH Environmental dated March seven, 2017. We'd like to enter that in the record, Mr.

Examiner Olbrechts: (00:43:37):

King. Okay. Any objections? Hearing seeing none, that's admitted as Exhibit Y.

Mr. Ehrlichman: (00:43:44):

Thank you very much. The last two exhibits that we have are related to irrigation water for the farm complex, and the applicant obtained both a report of examination and a water rate permit confirmation from the Department of Ecology on May 12 and July seven, 2025. We'd like those entered as exhibits,

Examiner Olbrechts: (00:44:10):

Please. Okay. The first one will be the May 12th document will be Exhibit Z. The July 7th document will be Exhibit AA. Any objections over entry of those? Hearing seeing none, those are both admitted as Exhibit Z and AA. All right, we're done with the list, looks like.

Mr. Ehrlichman: (00:44:28):

Thank you very much for indulging us there. We hope that it will help as you work on this case, sorting out where the various exhibits are or during the testimony as it comes up. Sure. I have some comments that are, some of them are in this memorandum of a sort of technical nature, but I'd like to hold off on those and introduce our first witness if I could.

Examiner Olbrechts: (00:44:54):

All right.

Mr. Ehrlichman: (00:44:57):

The first witness is Celine Santiago.

Examiner Olbrechts: (00:44:59):

Okay. Ms. Santiago, let me swear you in. Oh, let me swear her in real quick. Just Ms. Santiago, just raise your right hand. Do you swear or affirm to tell the truth, nothing but the truth in this proceeding?

Examiner Olbrechts:0 (00:45:09):

I do. Okay,

Examiner Olbrechts: (00:45:10):

Great. All right, go ahead, Mr. Earlman.

Ms. Santiago:0 (00:45:14):

My name's Celine Fontiogo. I'm the managing member of Port Townsend Preservation Alliance and owner of Chiagra Farm and resident of Port Townsend for 10 years. I've stemmed from generations of

rooted in agriculture and farming as core to family, community, and developing food security. It's been over eight years of visioning, research, review, vision, and countless professionals and towns folk have guided this plan for development over those years. And with that guidance, Port Townsend Preservation Alliance is proposing a plan that not only addresses low cost housing models, but affordable living and brings fullness to community. We hope to cultivate a diverse community that embraces intergenerational living and includes people from all income. Mr. Examiner, I wanted to share with you how I came to pursue the vision that's informing this project today. It began quite a time ago when my parents were aging and they were struggling and I witnessed the loss in their lives and they moved from their home to care facility after care facility.

(00:46:16):

And if there would have been a day service program, I would have been able to keep them at home. There, they could have been having the daily interactions with their children and grandchildren and great-grandchildren. And this project seeks to preserve those family connections and provide the services needed so that people may age gracefully and usefully in place. The Peaceful Development considers all aspects of life and our environment. It seeks to strike a balance between the two. While the project conserves 22% of land and open space and farmland, it does propose increased density at low cost housing to achieve that goal. We're offering various housing models to meet the needs of a diverse population, and it has a commercial center that consists of intergenerational day service, an art and culinary residency at corner coffee shop with coworking and other retail services that will support the residents and the surrounding community.

(00:47:15):

Port Townsend Preservation Alliance is already addressing key components of the environmental plan. It's secured a water rights permit with the Department of Ecology and all open space will be irrigated with well water rather than city water, which will provide a cost savings. We're applying for a clean energy grant so that everyone in the development may financially benefit from solar power. We're using permeable surfaces for our roads and propose a stormwater system with 100% infiltration.

(00:47:50):

We are also incorporating an edible landscape and 50% more trees than are currently existing. The farm has also initiated a community composting project. The intent of the development is to use the best of the sustainable practices and materials to live more gently on the land. Port Townsend Preservation Alliance has received grant funding from the WSDA to support installation of three greenhouses. The Washington State Department of Commerce has also contributed to the work of childcare as a component of our intergenerational day service program. And with years of work behind us and continued state, county and city support, we look forward to bringing forth a community centered development that honors people and culture of Port Townsend. The design is a product of years of community input from the early stages of zoning conversation to the specifics of development. We held over 15 community meetings, not counting individual meetings with neighbors to hear their concerns and address them to at the extent possible.

(00:48:56):

Traffic has always been at the forefront of our concern and the neighborhoods. We've addressed it through a series of professional studies and review by public works, as discussed in the staff report. We feel compared to what the zoning would allow otherwise, we've put forth the best plan possible for a multimodal neighborhood. City neighborhood centers are designed to provide local services in the right location to reduce dependence on cars. It's one of the reasons that I picked this location for a mixed income housing project with farm and retail services. The result is a project that keeps the community

benefit at the forefront of the design. Next, you'll hear from our architect, Richard Berg of Terrapin Architecture, and he has a depth of practice in this field and was involved in planning of the site all these years. And thank you for your attention to our application.

Examiner Olbrechts: (00:49:49):

Okay. Thank you for your testimony. All right, Mr. Bird, let me swear you in. Just raise your right hand. Do you swear or affirm to tell the truth, nothing but the truth in this proceeding?

Examiner Olbrechts:1 (00:49:59):

I do.

Examiner Olbrechts: (00:49:59):

Okay, great. Go ahead.

Examiner Olbrechts:1 (00:50:03):

Jacob Ocets.

Examiner Olbrechts:2 (00:50:18):

Oh, Alyssa, could you put up slides for me?

Speaker 9 (00:50:23):

No, I can't follow up.

Examiner Olbrechts:1 (00:50:31):

In an email film. Should have seven slides. Yeah. So I'm going to talk for a second and then have you go.

Mr. Berg:2 (00:50:56):

All right. Good morning, Mr. Hearing Examiner. Morning. I just want to start by saying that as the applicants, our request to you through this hearing is to provide preliminary approval of this integrated PUD and plat, which has been designed to do several things, including carrying out the goals and objectives of the Port Townsend Comprehensive Plan, conform to the city's zoning codes, including the PUD chapter, stay within the density limits of the underlying zoning, provide needed small scale housing, needed care facilities, and public open space, and provide a city neighborhood that uses innovative urban design strategies. Can you put up slide one, Jacob?

(00:52:10):

So slide one is the city zoning map, and the purpose of this slide, which Jacob pretty much already did, was just to say that this piece of property includes three different types of zoning, the C1MU at the corner of Discovery Road in San Juan, which is a mixed use zone, R3, which is a higher density housing zone and R2, which is primarily single family zoning under which cottages, duplexes, triplexes, et cetera, are allowed. Can you go onto the next slide? This is the density table that Tom referred to a few moments ago. This table shows that what is allowed in 209,000 square feet of R2 is at eight single family residence per 40,000 square feet is 41 houses and the zoning allows two ADUs per house, so 41 houses and 82 ADUs. That's just allowed by the zoning as it exists. And our proposal is eight detached single family residences with eight ADUs, four cottages in phase one.

(00:53:41):

And then in phase two, four detached single family residences, 16 zero lot lines, single family residences, 21 ADUs all together with those houses, and then four cottages.

(00:53:57):

So the total is 36 single family residences and 298Us, which is quite a bit lower than what is allowed. Allowed under the 191,000 square feet of R3 zoning would be 76 single family residences, and you can see the list of what we're proposing, but it ends up being 73 units, which is close to what's allowed. This includes the multi-generational care center, which is included as a conditional use under R3 zoning. So eventually there will be a conditionally use permit process, application and process for that building. And then allowed under this mixed use zoning is 87 residences and 130,000 square feet of commercial space. We're proposing 70 units of residential units and 117,000 square feet of commercial space.

(00:55:13):

So just to see what's allowed and what we're proposing. Can you go to the next slide? This is our master plan, the same slide that Jacob already showed, and he kind of went through what's there. All of the turquoise colored lots are basically cottages and single family houses. Down at the southern end of the property, there's a little cottage condo community with 16 units. The pink building in the middle is the intergeneration care center, which includes 45 units of elder housing. And then the pink buildings at the corner of San Juan and Discovery and along San Juan are commercial buildings with housing above, including an arts center and a culinary arts center.

(00:56:34):

The green spaces are all public open space. There's a kind of residential park towards the lower left, and then the commons in front of the care center and the plaza at the corner of San Juan and Discovery. And then the yellow is the urban fond. Can you go to the next slide? Some questions have come up about site distance from the intersection of Standing Stone Road and Discovery Road, and this slide shows that from Standing Stone Road, the site lines are in compliance with state guidelines in both directions, but in order to achieve that, there's a rockery, an existing rock wall along Discovery Road that will need to be rebuilt and moved back further from the street to allow that site distance. Yeah, there's a planned view above and then a section view below showing the black shows the rock wall that is there and will be removed in order to achieve the site lines from the intersection.

Speaker 3 (00:58:21):

Next slide.

Examiner Olbrechts:2 (00:58:31):

Again, this shows the phases in the residential phases is houses and cottages. Then there's the care center, which is phase three, care center, the public commons, and the commercial street, easily common, and phases four through seven, which are the mixed use building, the live work units in phase four and mixed use buildings phases fives and seven, which may be built in any order. I do want to mention one thing here before we move on, which is that although there are no specific requirements in the zoning or the PUD rules for this development that mandate affordable housing as defined by grant funding and so forth, there's sort of two desires. One is throughout the development as a whole, our aim was to provide smaller housing units on smaller lots so that even at market rates we'll be aiming towards the lower end of average housing prices by virtue of smaller size and smaller lots.

(01:00:25):

But also the applicants have applied and do plan to apply more for grant funding to provide housing that does meet the definition of affordable if the grants are successful. And in phase one, we have a total of 12 units. If grants are successful, three cottages out of the 12 units would be affordable to people meeting 80% of the area median income. That would be 25% of those of the 12 units. In phase two, there's a total of 44 units, and if grant funding is successful, 16 of those units could be affordable according to that definition, which would be 36% of those units.

(01:01:38):

And in phases four through seven, if grant funding is successful, 30 units out of a total of 70 could end up being affordable. So affordable housing while not being guaranteed is an authorization. One of the things that I did want to say also, I just wanted to reiterate one of the things that Tom said about some of the conditions, but for the most part, the conditions have to do with making sure that it's clear that multimodal streets that are open cars and pedestrians are allowed because that's a big part of the way that the development was thought out. But since they're allowed by state law, I don't know that we need to necessarily address that.

(01:02:51):

The other one is in proposed condition number 51, which that condition states that the trees beyond the city's native tree list, and we just want that condition to be modified if necessary to allow the edible landscape plantings that are in our landscape plan. And you can go on to the next slide. This is our cover sheet. We just wanted to reiterate that the residential part of the project is adjacent to the existing residential neighborhoods. The care center is in the center of the project and it is central to the project. The public plaza at Discovery in San Juan, the idea is to have a rural style to those buildings and to include the peace sign ran garden and the mixed use, the higher density buildings are along San Juan Avenue across from the golf course, pretty much as envisioned in the city's comprehensive plan. Thank you very much.

Examiner Olbrechts: (01:04:27):

Mr. Berger, I heard you address condition 51. What was the first condition that you had some concerns about?

Examiner Olbrechts:2 (01:04:39):

Condition number two and conditions 22A and 22B. Basically say that bikes have to be in bike lanes and pedestrians have to be on sidewalks. And we just wanted to make clear that we designed multimodal streets that were available to all forms of transportation, including pedestrians.

Examiner Olbrechts: (01:05:10):

Okay. Okay. Got it. Yeah, staff could just address those, especially the one on 51, that would be helpful once we get back to staff comments. All right. So Mr. Ehrlichman, did you have any other witnesses today?

Mr. Ehrlichman: (01:05:24):

We do, Mr. Examiner. Thank you. I'd like to call Malcolm Dorn, who was a project manager for the original property owner before it was sold to Celine and her group, and then served briefly as a project manager for Celine for a time.

Examiner Olbrechts: (01:05:49):

Okay. Mr. Dorn, let me swear you in. Just raise your right hand. Do you swear or affirm to tell the truth, nothing but the truth in this proceeding?

Speaker 3 ([01:05:57](#)):

I do.

Examiner Olbrechts: ([01:05:57](#)):

Great. Go ahead.

Mr. Doran: ([01:06:00](#)):

Good morning.

Examiner Olbrechts: ([01:06:01](#)):

Good morning.

Mr. Doran: ([01:06:03](#)):

My name is Malcolm Doran. My address is 1037 Lawrence Street in Port Townsend, and I am a local building contractor. 30 years ago, I built an ADU garage and poker room for Carl and Louise Namura on this property. As an addition to their house, their daughter, Terry Nomura, drew the design. And a few years later in 1997, I was hired by the board, Carl and the board of the Quiver Unitarian Universalist Fellowship to be the contract and project manager to build their first church buildings. Besides my crew, we worked with main church volunteers with only a few blocks down San Juan from the subject property that we are considering today. In 2005, I was hired again to build a new larger sanctuary in Parish Hall as they had outgrown the first home. Again, with many church volunteers. I worked closely with Richard Berg, the architect.

([01:07:09](#)):

It was a very satisfying experience. We did have a lot of fun. After the elder Nomuras had passed, Terry asked me to assist her in sketching out a thumbnail of what might be possible on the property, given the excellent mixed use zoning the city had placed on it. This sketch would be a tool for enticing and evaluating potential buyers. From all the possible buyers Terry could have chosen, Selene has proven to be an excellent fit. These past few years, I have built a number of buildings with Celine on the property, a timber frame pavilion, two large greenhouses on Chai Acre Farm, so I'm quite familiar with the place. I do love this piece of property. I support Celine and the whole team's vision and plans to wisely and sensitively develop the property to serve the needs of our community. I urge you to approve this project.

([01:08:04](#)):

It has been an honor to work with this team to get to this point. Thank you.

Examiner Olbrechts: ([01:08:09](#)):

All right. Thank you, Mr. Dorn. Okay. Mr. Erlichman, next witness.

Mr. Ehrlichman: ([01:08:15](#)):

Thank you, Mr. Examiner. We'd like to call Terry Nomura.

Examiner Olbrechts:3 (01:08:23):

Morning, Terry. Good morning.

Examiner Olbrechts: (01:08:25):

All right, Ms. Namura, let me swear you- Sure. Oh, let me swear you in. Do you swear or affirm to tell the truth, nothing but the truth in this proceeding?

Examiner Olbrechts:3 (01:08:33):

I do.

Examiner Olbrechts: (01:08:34):

Okay, great. Go ahead.

Examiner Olbrechts:3 (01:08:37):

I'm Terry Mora. I live at 1375 20th Street in Fort Townsend. I'm a real estate agent and have been for 30 years. I was the listing agent on this property as well as one of the owners with my siblings when we finally did put it up for sale after the death of my father. So my mother and father bought the property in 1987. They bought the adjacent four parcels a year later. My mother died in 97 and my father continued to live on the property and I was quite close to him. I lived with him at his house for the last six and a half years of his life. He lived until 2015. And then we prepared the property for market and I put it up for sale. My siblings could hardly believe I sold it, but I did. And I am still a real estate agent, and I hope to list some of the lots when they come available, but just like any other realtor.

(01:09:43):

So my interest in this case comes from being involved in real estate in Fort Townsend for all these years. I built seven homes and remodeled three. I have five rental streams, and I really do care about this community and that it thrives. I recognize the need for affordable housing. I think it's an oxymoron. It's hard to achieve because housing is very expensive to build. And I also see the need for middle income housing because even if you make a reasonable income, it's very hard to find house either to buy or to rent. So when I put together this listing, I recognize that we've been talking about it for years, my dad and me and Malcolm and you name it. And the property is very unique in Port Townsend because with the five different original parcels, it included three different zonings, but they didn't buy it like that.

(01:10:57):

They bought it with R3 zoning and R2 zoning. And in 2007, the city of Port Townsend came to my father. This is well before Celine bought the property in 2017, and asked my father if he would consider having commercial mixed use, one acre parcel on the corner. And we talked about it. We went to the public hearings, we agreed, and that zoning was enacted by city council. So other people will talk about the commercial mixed use zoning, but as far as I know, this is the first commercial mixed use zoning that is actually going to happen in a commercial mixed use way. And that it's part of a PUD is also interesting because the PUD allows the commercial mixed use to be used in different areas other than the original one acre portion, and the zoning R3 and R2 could be moved around. So this in itself is a very, very unique situation.

(01:12:19):

Typically, I mean, 30 years of experience in real estate, I've seen many properties come up for sale and typically they only have one zoning. So to have three on a large parcel in the middle of town with these

three different zonings is not only unique, but really an opportunity. It's an opportunity for the city to prosper for the downtown to not be so adjusted for the neighborhood to get actual use out of that corner in a way that they haven't had. So years ago, Malcolm mentioned that we submitted, what is it called, an application to the city to investigate what could be done with this property. I had hired a surveyor. He made a topo map that was very detailed, showed every building and every large rock, there were giant rocks like Stonehenge, and the whole topography of the property. Now it's a hillside, and at one point in time, I think when Fort Worden was, I don't know, doing something where they dug out the hillside and actually made more of an exaggerated indent into the hill and halt dirt off the property.

(01:13:45):

And so there's this fairly dramatic topo grade, which really inclines it to separate usage where that multi-use building is that's going to have the daycare with entrance and exits from that building on two different levels. So in that experiment where we went to the city and asked them questions, we made up this thing and it was on the topo map. I actually put sticky notes. I mean, it was so crude, but I said, okay, these are residential buildings, these are commercial buildings, different colored sticky notes on the topo map and said, okay, this is not a realistic plant, obviously. It is a crude idea, but what I want to know from you is where do you want ingress and egress? Where is the utility hookup and what kind of diversity can we expect? What are the problems that you see with this property? Just tell us what you think.

(01:15:01):

And it took a while, but we did get a written report, which I cannot find, but we did get a written report back from the city where they told us that basically it was possible. We had a meeting with the city, and at that time it was John who was leading that. And it was interesting. They didn't want us to use Haynes Street at all. They said that neighborhood would be blocked off and we wouldn't want to disturb that neighborhood. They said that we would have to pump up to use the sewer on McNeil Street, and they were concerned about traffic on discovery, which is still a concern. But the whole thing, being able to use these different kinds of zones within one development is actually kind of a miracle because it doesn't just happen. It was actually asked for by the city. So I really commend Celine for taking advantage of this and putting together a very thoughtful plan.

(01:16:21):

And I really hope that it succeeds and flourishes Portons that could really use this kind of development. So thank you for your attention to this and I hope it.

Examiner Olbrechts: (01:16:35):

Okay. Thank you for your testimony. Mr. Erlichman, anyone else?

Mr. Ehrlichman: (01:16:42):

Yes, sir. We have another witness, and that'll conclude our witness testimony. And then I have a few brief remarks I'd like to address if you're making me.

Examiner Olbrechts: (01:16:56):

Yeah. And just for the audience's knowledge, once we're done with the applicant presentation today, we'll take a 10-minute break. So just so you know, to clear our heads and then we'll jump into the public testimony. So all right, ma'am, welcome to the hearing. Let me swear you in. Just raise your right hand. Do you swear or affirm to tell the truth, nothing but the truth in this proceeding?

Examiner Olbrechts:4 (01:17:15):

I

Examiner Olbrechts: (01:17:15):

Do. Okay, great. Go ahead.

Examiner Olbrechts:4 (01:17:18):

Good afternoon morning still. I'm Samantha- Still morning. And I am a professional planner and work at my own consulting firm across the country on walkable bikeable communities. I'm also a 14-year resident of Port Townsend and had the privilege of being involved in Port Townsend in a few different ways from being a board member of Port Townsend Main Street to the Advisor Founding Advisory Board for Washington Main Street, and then locally was on the Port Townsend School District Co-Salish Elementary School Facilities Design Committee, and have worked with a lot of our local residents like Richard and Elcum on various projects and was asked to support with some advisorship to the three parks and trails layout for this development, as well as supporting Celine in a Department of Commerce grant to look at how to create the intergenerational childcare elder care anchor building of this site. Interrupt you for a second.

Mr. Ehrlichman: (01:18:29):

Okay. You mentioned serving on an advisory board for Washington State. Could you just say a quick word about

Examiner Olbrechts:4 (01:18:37):

What

Mr. Ehrlichman: (01:18:37):

That was?

Examiner Olbrechts:4 (01:18:38):

Yeah, the Washington State Maintree Advisory Board is a part of our state program to support Washington Main Street communities across the country that are accredited through a national Main Street program. And our state's Main Street program is run by the Washington Trust, which is a program of the Department of Archeology and Preservation. And there's, I think, over 40 accredited communities like Port Townsend is an accredited mainstream. Thanks, Matt. And what I wanted to share was that in the early conception of the design for this, building off of what Celine shared in her remarks and what Terry has just shared that ... Oh yeah, I think we were going to share the trails that mixed up neighborhood developments inherently, if well designed like this, should be walkable and thus bikable and thus multimodal. And what I think is really striking about the design here is not only does it create a strong network within the development, but we intentionally looked at how does this development support the connectivity and walkability of the city and of the adjacent neighborhoods.

(01:20:15):

So you'll see that we prioritized a people first approach by really emphasizing key connections to Haynes Street. For example, Hanes across discovery, you'll see in the highlighted blue is an important pedestrian bike connector.

Mr. Ehrlichman: (01:20:35):

Mr. Kaminer, I just wanted to point out that this exhibit is up on the screen is part of the PUD plan set. And I think there's one other sheet either before it or after it that also has some information. I don't know if you want that.

Examiner Olbrechts:4 (01:20:50):

Yes.

Examiner Olbrechts: (01:20:51):

Okay. Thank you.

Examiner Olbrechts:4 (01:20:51):

Thank you. I think this one emphasizes it well. Okay,

Speaker 3 (01:20:54):

Great. Thank you.

Examiner Olbrechts:4 (01:20:55):

Yeah. And then you'll see that you can controverse north to south across the development connecting to the other section of Haines, for example, all bikewood or with your bicycle and not a vehicle. And there's other examples we could point out with the connections to Hastings to San Juan as another example. But what this does is it rewards the short trip. And with my ability to work across the country, I've been able to learn and support other communities in this type of design that in turn does help minimize the impact of car dependency. And it really puts us forward for the future that we're aiming for around affordable living, which includes how we get around our communities, a cleaner environment, and of course increases our social connectivity. And then the one other thing to point out is the kind of intention for, I don't want to butcher our names, but the primary residential streets that are highlighted in pink that are the T9 code style are intended to be what are called living streets, foo earths, or home streets, where they truly do celebrate by design slow speeds, no more than 10 miles per hour, so that people can walk, bike, even play in the street.

(01:22:35):

And this type of street has been designed across the world. And in fact, many of our Port Thompson streets operate this way today. And with the intention of a chicane effect with the alternation of how the parking is on those streets, it reinforces that speed by design so that it truly is a livable street and is celebrated as a home street. So folks that live on the street know they've arrived. If they have visitors, they go slow, they know they've arrived. And in closing, I first just want to applaud Celine. It takes really strong vision, foresight, and care and wisdom to bring forward a complex project that honors the needs of our community and retains the character of our place that we all care so much about. And I'm really excited by the future of this project and know that it will only continue to create a model locally, statewide and nationally around what true, walkable, infill neighborhood design looks like and can act like on the job.

(01:24:01):

So thank you. Thank

Mr. Ehrlichman: (01:24:03):

You, Samantha.

Examiner Olbrechts: (01:24:03):

All right. Thanks for your testimony.

Mr. Ehrlichman: (01:24:05):

Any questions before Samantha?

Examiner Olbrechts: (01:24:07):

No. No. Great presentation though.

Mr. Ehrlichman: (01:24:10):

Thank you so much. Appreciate your testimony. Mr. Examiner, we're able to wrap up in a couple of minutes, but you mentioned taking a break. Is it your desire to break now or-

Examiner Olbrechts: (01:24:21):

Oh, I guess I'll leave that up to you, Mr. Erlichman. If you want to finish off now, that's fine. Or if you need the break maybe to pull your comments together, that's fine

Mr. Ehrlichman: (01:24:31):

Too. That would be fine. I'd take a few minutes.

Examiner Olbrechts: (01:24:33):

Okay.

Mr. Ehrlichman: (01:24:34):

All right. And then I'll wrap up when we come back. Thank you. Sounds

Examiner Olbrechts: (01:24:36):

Great. Okay. We'll see you at 10:35 then.

Speaker 3 (01:25:02):

Recording stopped.

Speaker 8 (01:35:34):

Start the recording again.

Examiner Olbrechts: (01:35:37):

We ready to get started again? Applicant team, you ready to go? All right. Okay, let's get that recorder going. All right. So we're going to get the recorder going?

Speaker 2 (01:36:00):

One second.

Examiner Olbrechts: (01:36:03):

Okay. I'll wait for the message.

Speaker 2 (01:36:05):

Recording in progress.

Examiner Olbrechts: (01:36:06):

There it is. All right. Welcome back everybody. For the record, we're back on the LUP22-028, 22-029 Peace Hill PRD applications. It's 10:36 AM. The applicant was just about done making ... They were to the point they're making concluding comments, and after that, we'll move on to public. So Mr. Erkeman, go ahead.

Mr. Ehrlichman: (01:36:32):

Thank you, Examiner Albright. I think I'd like to just spend a few minutes on some technical items and then close with the remark about that context again, where we tried to through our witnesses to get the picture of where this idea came from and why we're here today with this project. So thank you for the opportunity to speak for a moment. I think my memo really that you got today really is sort of our roadmap for the things that we are thinking about today and Finn would ask that you consider. If I could walk you through, starting on page two of that memo, maybe just make a few remarks. And I guess I'm not clear. Did we give the memo its own exhibit number?

Examiner Olbrechts: (01:37:30):

No, I don't think we did actually. Just to be safe, I can call that Exhibit BB. Any objections over Mr. Erluchman's October 27th, 2025 memo as Exhibit BB? Not hearing, seeing any, that's admitted. Go ahead, sir.

Mr. Ehrlichman: (01:37:47):

Thank you, Mr. Examiner. In paragraph four there on page two, just wanted to footnote that we entered Exhibit S into the record, which is the attachment to Exhibit K. So to the extent that you do spend any time on this paragraph and the history of the permitting review, just would ask that you keep in mind that Exhibit S, which has the complete letter with this attachment. On paragraph five, we did spend a fair amount of time on our project narrative and tried to create a table there that succinctly lays out the different uses that we're proposing and how it all fits together.

(01:38:47):

And that was Exhibit K, I believe. Sorry. The updated project narrative for hearing actually was typed in under A. 1. Skipping over to the next page on item seven, the Ruth short plat. That's not a typo. It's Ruth's short plat. Okay. And it just took me a minute when I was first called into this project to sort out what was going on with that, because lot one in that short plat is just not going to be a part of this PE. So in essence, the plat involves three of the four lots in that short plat and the short plat basically goes away in the same way that vacating a platwood. I just wanted to point that out. And if there's any question about that, our client has ownership and control of all four lots in that short plat, so we have a consent there.

(01:40:09):

Richard Berg talked about our thoughts on the staff conditions, which we have very little that we are suggesting different wording on. I think that in talking to the city during the break, but I won't speak for

the city, but we would appreciate an opportunity maybe after the closing hearing because we did something in writing to kind of clarify what our proposed conditions are. And in that same vote, I think when it comes to the phasing issue and the law on that, I need to give that some more thought. I've taken three tries at getting a memo done today to give you. And each time I look at it and read through it, I think there's got to be a better way of sorting this out. So we would consider it not right at this moment, but at some point before the close today, if you would consider keeping the record open for setting.

Examiner Olbrechts: ([01:41:14](#)):

Sure.

Mr. Ehrlichman: ([01:41:22](#)):

At the top of page four, one of those conditions is on short-term rentals. I think we do need to think through that one and come up with some language that's going to work. So we'll get back to you on that if we have the opportunity. Same thing with that item 10 on the CC&Rs. We're asking that in this memo that the CC&Rs applied to the PUD that not be assigned to the plat. The plan isn't dealing with the density or the height of buildings or any of that, and it seems appropriate to deal with those issues as part of the PED from our standpoint.

([01:42:08](#)):

And maybe just to put a little finer point on that, I think as you heard from Richard, we have not proposed a project that maxes out the available density under the zoning. For example, as a PUD, we could come in and ask for use of the density bonus, and we have not done that. We have not used the full height of the mixed use buildings that's allowed under the code. So in terms of trying to keep flexibility in this model, EUD, to create some mix of income housing, we're hoping to find a solution that creates maximum flexibility while still staying within the boundaries of the code and the statute. So we're going to, I think, propose some language on the CC&Rs that would allow future developer, because the later phases along San Juan will probably be developed by someone other than Saline, I would imagine, and further down the road.

([01:43:23](#)):

And so that will be driven by the market to a large extent or the grants. And I don't think any of our witnesses mentioned that the property owner has been working for a long time with Olympic Housing Trust, who is a very well-known, successful nonprofit providing affordable housing in this community and are well versed in applying for grants. And so we are partnering with them to try to get to that place where there would be state or federal grant money coming in to create two affordable housing. In those later phases along San Juan, there is an opportunity using the zoning capacity to add another 66 units if the buildings go higher. So it's a question of how do you keep that opportunity for affordable housing, move in with this DUD, or does it get locked in stone today? And that's it. That's what we're working with, and I just want to bring that to you.

([01:44:40](#)):

So that I think concludes the technical side of it. I just wanted to close by thanking you for the opportunity to present our witnesses. The story here is that the basic planning issues as to how much density, how much traffic the intersection on the roads can bear, were all issues that the city grappled with when it chose this intersection for a neighborhood center with mixed use zoning along the street phases leading to that intersection. Those decisions were made with full environmental review. Obviously, I believe back in 2016, when the city adopted the policies and the city staff can speak to this

better than I can, I'm about a three-year-old in this community. But the point is that when those decisions are made at the planning level, we know under our regulatory reform statutes that statutes that those issues about density and infill development are not available to reopen in the project permit phase.

(01:46:04):

And that was kind of the point of some of that witness testimony is, okay, that was done. Now, how do we bring this alive where it actually is going to happen in the market while still reaching for those goals of a unique port towns of flavor, mixed use of development? So thank you for allowing us to talk about that and present our view on this.

Examiner Olbrechts: (01:46:33):

Okay.

Mr. Ehrlichman: (01:46:33):

That includes our remarks. All

Examiner Olbrechts: (01:46:35):

Right. Thank you, Mr. Arlichman. Really great presentation there. All right, so now we finally get to the public comments. And Mr. Gates, do you have a sign-in sheet for people who wanted to comment in the hearing room there?

Mr. Gates: (01:46:48):

I don't believe we have a sign sheet available right now, but-

Examiner Olbrechts: (01:46:55):

Oh, okay. Well, that's fine. Every community is different. Let's see. I'll just have Mr. Geister, some city staff maybe designate people because I don't have a view of the entire meeting room. I just have the benches behind the applicant team there. So maybe you can just tell who can come up to the podium and testify at this point.

Mr. Gates: (01:47:14):

Yeah. Chair. Yeah. Pretend like there was in the chair. Yes. For anyone that wants to make a public comment, could you please go ahead and line up along that ridge right there?

Examiner Olbrechts:0 (01:47:31):

Do you want them to sign?

Mr. Gates: (01:47:33):

Yeah, signing in would be great just in case I put your first name.

Examiner Olbrechts: (01:47:37):

Yeah. And I will say too, if you want to get a copy of my decision, which is appealable to court and part of that, be sure to put it in your email address and write Mr. Gates then city staff will send out a copy of the decision. Yeah. Yeah. And if you prefer not to have it sent by email, that would be the city

preference, but if you want to get a hard copy in the mail that, put in your physical address and note that you want a hard copy mail to you.

Mr. Gates: ([01:48:05](#)):

Absolutely.

Examiner Olbrechts: ([01:48:06](#)):

Yeah. Okay. I'll let people sign in first and then we'll just go through the list, I guess.

Mr. King: ([01:48:14](#)):

For everybody, it's going to be weird, but if you want to look at Phil, you kind of need to pretend like you sit in the chair. He's here in spirit.

Speaker 3 ([01:48:24](#)):

Yeah. Yeah.

Examiner Olbrechts: ([01:48:34](#)):

And as I said before, once we're done with the people-

Speaker 8 ([01:48:37](#)):

Sign up. Yeah. So I know you're going back to sit down. Just stay there in line and give your comment and then just sign up when ...

Speaker 3 ([01:49:00](#)):

Sign

Examiner Olbrechts:5 ([01:49:01](#)):

After- Go up, wait. So line up, say your thing, sign your sheet, next person. Okay.

Examiner Olbrechts: ([01:49:07](#)):

If that makes sense. Sounds good.

Examiner Olbrechts:6 ([01:49:12](#)):

Everybody's just signing up. Everybody's just signing up. As long as it's.

Speaker 8 ([01:49:20](#)):

I'll just read off the names.

Examiner Olbrechts: ([01:49:22](#)):

Yeah. Okay. We'll do it. Yeah. Whatever is easiest for people. We'll have them sign in and then we'll go through the list of people who want to talk. And if you signed in, if you just want to copy the decision and you don't want to say anything, of course, that's perfectly fine. When you're called to testify, just say, no, you don't want to. You'll still get a copy of the decision.

Speaker 9 ([01:49:46](#)):

And so we have quite a few people online as well.

Examiner Olbrechts: ([01:49:50](#)):

Oh yeah. As I said, once we're done with the in hearing, we'll do the people online.

Speaker 8 ([01:49:58](#)):

Also, sorry, I haven't done very many of these hearings. Is there a time limit on public comment or is ...

Examiner Olbrechts: ([01:50:05](#)):

Usually, I mean, appreciate it. Try to keep your comments under five minutes. If you go over at some point, I'll probably have to stop you just so that we can get to the next speaker because we do have quite a few people waiting to talk. And also, of course, emphasize that I've read all your letters and I will be paying close attention to them when I write the decision so you don't need to repeat what you've already written. And if you just agree with what everyone else has said, you can just say, "I agree with what all the project supporters said, or I agree with all the project opponents said." And that's good enough too. Your position will be noted at that point. Okay. So does someone have the sign-in sheet now so we can start calling off names?

Speaker 8 ([01:50:46](#)):

Yes, I agree with Alita Greenway.

Examiner Olbrechts: ([01:50:48](#)):

Okay. Ms. Greenwell. Good

Speaker 8 ([01:50:49](#)):

Morning.

Examiner Olbrechts: ([01:50:50](#)):

Good morning. And Alex, I have to swear everybody in. And Ms.

Examiner Olbrechts:7 ([01:50:54](#)):

Greenwig- Can you hear me okay?

Examiner Olbrechts: ([01:50:57](#)):

Oh yeah, really well. Okay. Ms. Greenway, do you swear or affirm to tell the truth, nothing but the truth in this proceeding?

Examiner Olbrechts:7 ([01:51:03](#)):

I do.

Examiner Olbrechts: ([01:51:04](#)):

Okay, great. Go ahead.

Examiner Olbrechts:7 ([01:51:07](#)):

Sorry, I can't face you guys. I'd rather face that now. Okay.

Speaker 8 ([01:51:15](#)):

Look at this screen. Okay.

Examiner Olbrechts:7 ([01:51:20](#)):

My profile.

Examiner Olbrechts: ([01:51:21](#)):

Yeah, that's good. That works.

Examiner Olbrechts:7 ([01:51:24](#)):

I'm here because I care deeply both about land use in this town and the housing crisis. I have at least a dozen, maybe more friends that have absolutely nowhere to live in Port Townsend, and it's a huge issue. However, I'm going to try to give a balanced opinion about this project. With that being said, after seeing the developer's plans, I can say that I am opposed to this proposal for a number of reasons. The main reason is that though this development looks like it addresses low cost housing, it proposes only 20% at this time to be low cost housing, about 40 houses out of 200. This translates to more housing at average price, which appears to be too expensive for many in the workforce. While this happens, the chance to do something else is obliterated and we lose open space that could be used for more urban farming, more food bank gardens, public park, wildlife corridor.

([01:52:39](#)):

The list could go on. It also obliterates a development of a smaller scale with a larger space for urban agriculture rather than less.

([01:52:51](#)):

Development, especially of a Gargantuan scale, seems to be a desirable objection here. Meanwhile, what we lose is simply cast off as the price of growth, the product of folks desiring to move here. It is also disappointing not to see perhaps a more modest proposal submitted, which would lessen the impact and shock to everyone who shares a love of this historic place. And yes, I share a love of this historic place. Living here for 35 years, I cannot, not see Peace Hill every day. The irony here is that the very reason we are desirable is how much natural space and undeveloped land we incorporate into our community and also how we value modest things rather than doing things pedal to the metal until we look like a congested city. It brings to mind the question then of who we are as a community and what we value.

([01:53:53](#)):

I am personally not seeing enough value placed on open space, a slowing of the growth pattern and resources of land versus just the dollars they bring in. I just want to end by saying the fact that this property has a commercial zoning is completely news to me and quite a shock. Who knew if it was zoned commercially? And thank you all.

Examiner Olbrechts: ([01:54:21](#)):

Thank you, Ms. Greenway. All right. Who's next on our list?

Examiner Olbrechts:7 ([01:54:24](#)):

Pete Gillis.

Examiner Olbrechts: ([01:54:25](#)):

Okay. Mr. Gillis. Hi,

Speaker 3 ([01:54:26](#)):

Pete.

Examiner Olbrechts: ([01:54:27](#)):

Let me swear you in. Just raise your right hand there if you could, sir. Do you swear or affirm to tell the truth, nothing but the truth in this proceeding?

Mr. Ehrlichman: ([01:54:35](#)):

I

Examiner Olbrechts: ([01:54:35](#)):

Do. Okay. And how do you spell your last name for the transcripts?

Mr. Ehrlichman: ([01:54:40](#)):

G-I-L-L-I-S like Bobi.

Examiner Olbrechts: ([01:54:43](#)):

Okay, fantastic. Great. Go ahead, sir. Go ahead. You're ready to go.

Mr. Ehrlichman: ([01:54:52](#)):

Okay. I usually do better. I'm a Shakespeare guy. One of the people that started Shakespeare in the park in Port Townsend, Tescmoka. I usually do better when I have a script, so bear with me. A little off kilter. Wow, this is a really kind of stark reality it is. I'm a builder. I've worked with Malcolm, I've worked with Terry, and I never in my entire adult life have been more than three or four paychecks away from potential homelessness. And that's because of choices I made in my own life, but it's also because when I turned 18, everything doubled and has doubled and tripled and quadrupled beyond what I could even imagine. And there's myriad reasons why. And it's really exciting to see that people are actually trying to do something to make it more affordable for people to live here. I appreciate that.

([01:55:57](#)):

Over the years, I've seen how the city has responded to growth. And I'm remembering some years ago before we got rid of the strong mayor, when the city required the, we call them the PT Lumber, they come up with \$842,000 to put in a new ... They were required to leave their place because they were going to lose that lease. And it required that small business of that amount of money to move within the city limits. They just said, "Screw it. We're not going to do it. " And the well-meaning people on the city council caused a human being that wants a two by four to have to drive a headlock for a long time. And they redid, not too long after that, they redid our city and made it to where the people can't vote for the mayor anymore. That really doesn't have anything to do with this, but I guess I just kind of want to know how much is going to cost the city.

(01:57:05):

And I wonder if the city, without hiring a consultant, can tell the citizens what that real price is. Okay. I'm not citing culturally. I'm just talking about what it's going to cost the city. I know across the street there's a leaking tank where the San Mongroy used to be. We don't have enough. I'm glad that's going to be public, private. That's great. But we don't have enough commercial, viable commercial property. So boy, would it be ridiculous to ask for that to be taken care of before this gets allowed? I understand that's a different property, but things that make me go, "Hmm, really?" Because we can't have a mixed use there until that tank gets taken care of. I react to some of the things about this. It's like we all knew there was a peace sign there, and every time I see that peace sign that's just going to be like a consolation, it seems kind of cute.

(01:58:12):

And it makes me want to puke in my mouth a little bit when I see that constellation piece. And I knew Ruth Short. Ruth Short, I dated her, her granddaughter was my first girlfriend in high school. I see this Ruth's short blot. I just go, "Well, I wish she was here to comment on the true impact this is going to have. I know

Mr. Doran: (01:58:36):

We're changing. I know we're growing. I hope that we make the right ... I hope I

Mr. Ehrlichman: (01:58:41):

Want to know what the buy-in is. If I buy in, do I have ownership in something? Put me on the list if that's possible, but how do we choose who are the people that can get quasi-affordable housing for towns? Thank

Examiner Olbrechts: (01:58:58):

You. Thank you, sir. All right. Who's our next witness or speaker? Good morning. Just raise your right hand. Do you swear or affirm to tell the truth, nothing but the truth in this proceeding?

Examiner Olbrechts:8 (01:59:10):

I

Examiner Olbrechts: (01:59:11):

Do. Okay, great. And what's your name for the record and how to spell it?

Examiner Olbrechts:8 (01:59:15):

My name is Kathy Ryan, K-A-T-H-Y-R-Y-A-N.

Examiner Olbrechts: (01:59:20):

Okay, great. Go ahead.

Examiner Olbrechts:8 (01:59:23):

I've worked on farms for the last 25 years after retiring from library to work because of medical conditions. I've been following this project since I first heard about it at the home show and read about it straight up in an issue that also talked about other farming and local initiatives that I found inspiring

coming from the East Coast where we built a library next to a similar intentional development because of the emphasis on Building community, the need to revitalize an area of town that had lost its village since the coming of malls and is still working to build that back. What impressed me about this project was the concern for keeping the land, the length of time that had been spent in the planning, the fact that it addresses more than many or more than the minimum requirement of, I think, 10% affordable housing. And this goes to 20, and I know that the project that Selena is looking for more support from places like Olympic Housing Trust to make that more affordable housing.

(02:00:46):

We desperately need affordable housing here. I worked for eight years in the food bank, and I saw people who were farmers come in all the time. I work in the food bank gardens. Cheyenker has made an effort from the beginning to involve the community in the project through extensive to conversations. And I can tell you that a couple of years ago after COVID, when the supply lines were disrupted, and I was working at the food bank in produce, that that farm at Chey Acre saved Thanksgiving for people who were there, many of whom were veterans and the people that we all know about.

(02:01:32):

By providing about 70 pounds of kale and chara, that was beautiful, that I was able to help harvest that morning. And it absolutely saved Thanksgiving. So I will miss the hill being open, but I cherish the other open spaces we have. I cherish the fact that we've been able to keep the golf course property open. This will take some of the pressure off the conversations to build housing on the golf course, maybe focus more support toward Evans Vista, but the other effort is bringing back the chemist prairie. So we can support and cherish our lane. We can work with the land trust to protect farms, which absolutely has to happen if we're going to have food. But I do support this project and the intentionality and the tremendous amount of planning and thoughtfulness that's gone into it. Thank you.

Examiner Olbrechts: (02:02:33):

Okay. Thank you, Ms. Ryan. All right, next. All right, sir, let me swear you in. Just raise your right hand. Do you swear, affirm to tell the truth, and nothing but the truth in this proceeding?

Examiner Olbrechts:6 (02:02:47):

I do.

Examiner Olbrechts: (02:02:47):

Okay, great. Just tell us your name, how to spell it, and then go ahead.

Examiner Olbrechts:9 (02:02:52):

Sure. My name's David Robinson, and I submitted a letter that I think we'll go off script.

Speaker 3 (02:02:58):

Okay.

Examiner Olbrechts:9 (02:02:59):

I did serve as the city's poor townsend building and community director during the early days of growth management planning and was responsible for overseeing the development of the city's first comp plan under GMA. And this project came out of that idea, those concepts. Back then, we embraced, the city embraced the organizing principle of mixed use centers in three areas in town. And where I want to go

off script a little is we realized back then that the city was platted in the 1800s, and there was very, very few big parcels where you could do big mixed use centers or higher density housing, especially at that time in the early 90s. So that's one of the reasons that led to the concept of mixed use centers as an organizing principle for future development in the town.

(02:03:58):

I think the project before you translates that longstanding legislative intent to really begin to have the city grow up and find the areas higher density housing that makes sense that is served by good connections to transportation, public services, near open space, and has employment centers within or nearby. And this project embodies all of those principles. As somebody else said, right across the street, we have the 58 acres of Camis Prairie Park. So one of the best things going forward is for the city to begin to look at higher densities surrounding that park, because that is the area that has the best potential for neighborhood development and infant. So you have my other comments on this, but I think this project meets all of those. It provides housing at a meaningful scale, a variety, it has mixed use, it has lots of public benefits. It's very, very thoughtful in its placement, and that's very important in Fort Townsend to retain the character of why we all moved here and cherished liberty here.

(02:05:19):

And again, I think it fulfills the comp plan policies in 1996, which was later detailed in 2016. And I believe strongly that it also fulfills the intent of the recent amendments to the GMA and what the city is doing in its comp plan process update. So I strongly urge approval of this. I would conclude by saying that the Port Counts and Preservation Alliance have done their due diligence, sought and listened to public input, and have made concessions in their proposal to better serve the neighbors and the entire community. 20 years is a long time for a concept that actually comes to reality. It's time to get this done. Strongly approve this. Strongly recommend approval of this project.

Examiner Olbrechts: (02:06:18):

Thank you, Mr. Robertson. All right. Next speaker. All right, ma'am, just raise your right hand. Do you swear or affirm to tell the truth, nothing but the truth in this proceeding?

Examiner Olbrechts:6 (02:06:31):

Yes, I do.

Examiner Olbrechts: (02:06:32):

Okay, great. And just tell us your name, how to spell your last name, and go ahead.

Examiner Olbrechts:6 (02:06:36):

My name is Sheila Westerman, W-E-S-T-E-R-M-A-N. I served on the city council from 1990 to 1996, and I believe that it is important to understand the legislative history of this issue in order to appreciate the value of and the necessity for this project that you are reviewing. I will be sharing with you excerpts from articles of the Port Townsend Leader, which is our local newspaper, that reflect the community's concern with the issue of affordable housing and the communities and the council's response. So here comes a little history lesson. In the November 1st, 1989 leader, City Council candidate Sheila Westerman highlighted the shortage of low and moderate income housing and supported the development of smaller four and six unit structures. October 9th, 1991 leading, the city gave \$5,000 as requested for the Housing Needs Assessment Survey sponsored by the Community Action Council and has lessened some infrastructure standards to lower costs for affordable housing projects.

(02:07:56):

Two years ago, the Port Townsend Chamber of Comps formed an affordable housing committee. Westerman became the city council representative, also working with the subcommittee, the planning and zoning committee. This group produced a concept paper preparing more efficient use of the city's existing dwellings and accessory buildings. October 30th, 1991 leader, the response to the question, should City Hall create low income housing? How? At this point in time, the city should provide incentives to the private sector to create affordable housing. This might include less expensive road, sidewalk, and drainage plans, waiving impact fees, providing administrative relief, creating more multifamily zoning, and allowing accessory units that comply to city standards. The city also should wholeheartedly support nonprofit groups that are addressing this issue. February the 12th, 1992. At the annual retreat of the city council, affordable housing as a critical issue placed forth in the council's top 10 priorities.

(02:09:22):

One week later on February the 19th of 1992, some transportation planning was postponed as councilors lobbied hard for earlier attention to the affordable housing crisis. All I can say in conclusion, it's past time for a project like this. It's too bad that it took so long. Thank you. Thank

Examiner Olbrechts: (02:09:52):

You, Ms. Westerman. All right, next. Anybody else out there? Mr. Gates, anybody else?

Mr. King: (02:10:01):

Nobody else on the list. Nope. They're

Examiner Olbrechts: (02:10:04):

Online. All right. Yeah, we'll move on to the online. Oh, we got some takers on ... What? What was that?

Mr. King: (02:10:11):

I'm going to allow Kellen Lynch to talk. Okay. Should be.

Examiner Olbrechts: (02:10:16):

Yeah. Let me just first identify how the online speakers can participate. So those of you who want to participate online, there's a button at the bottom of your screen that says raise hand. Just click on that and then we'll just call you in the order that appears on our screen. If any of you are having problems participating and you just can't figure out how to be heard today, then go ahead and send an email with your comments to Mr. Gates. And Mr. Gates, can you tell us what your email address is for those who want to submit written ... And again, this is only for those of you who are participating virtually and are unable to get your comments in today because you are having an internet problem or just can't figure this out. Obviously, I want to give you a chance to talk. Just make sure you get your comments in by 5:00 PM tomorrow.

(02:11:01):

And Mr. Gates, maybe you could put your email address in the chat. Probably that's the easiest thing to do. So at the bottom of your screen, you see a little chat function there and he'll have his email address there. Again, that's just for those of you who are unable to participate because of technical problems. So again, if you want to say something, click on that raise hand button and we'll call you up and it looks like

Mr. Or Ms. Lynch is ready to go there. So we'll get her ... Does she need to unmute herself, Mr. Gates, or is that something the city controls? Oh, there she is.

Mr. King: (02:11:31):

Yeah. Mr. Lynch has been unmuted. Go ahead, tell him, see if you can hear it.

Examiner Olbrechts: (02:11:37):

Okay. And Mr. Lynch, don't see video and that's fine. I just, in case you wanted to be visible, we don't see you. We just have your name at this point. But let me swear you in. Just raise your right hand. I'll take it on faith since we don't have video you're doing that. Do you swear or affirm to tell the truth, nothing but the truth in this proceeding? I do.

Speaker 20 (02:11:55):

Okay.

Examiner Olbrechts: (02:11:55):

And that's L-Y-N-C-H is your last name?

Speaker 20 (02:11:58):

Correct.

Examiner Olbrechts: (02:11:58):

Okay, great. Go ahead.

Speaker 20 (02:12:00):

And for the record, I don't see a video option, but I'm not worried about that.

Examiner Olbrechts: (02:12:04):

Okay. Yeah.

Speaker 20 (02:12:06):

So my name is Kellen Lynch. I live and work in Port Townsend. I grew up here as well. And I also work for the Olympic Housing Trust who have been named in a couple of the comments and during the presentation. As a staff member at Olympic Housing Trust, we have been approached by Celine and her team under the intention or stated intention that there would be affordable housing at this project, which we very much want to see. We are a nonprofit housing developer here in Jefferson County. We're doing a project just up the road on Hastings called the Dundy Hill Community Homes Project where we are building five permanently affordable town homes next to an existing community garden. So the thought of expanding that model on a larger scale at something like Peace Hill is very much of interest for us. However, when we look at these large development projects, I think it's really important for us all to think about what we're comparing them against.

(02:13:08):

If we compare Peace Hill and its stated values against something like Madrona Ridge and its maybe lack of values, I think we can lean towards something like Peace Hills being more of a model for where the

community wants to go while still understanding that change is hard. We are interested in this project because of the stated intention of affordable housing. That is our interest is to make sure that happens to be a tool for which the community can actually see through its dream and necessity of building that housing. So we are supporting this under the understanding that that will be followed through and that we will be continuously invited to partner on this project and hopefully more in other parts of the community where we want to see that baked in from the start. So we support this project with the understanding that there will be a strong push towards including affordable housing for those earning local wages here in Jefferson County.

(02:14:09):

Thank you.

Examiner Olbrechts: (02:14:10):

Okay. Thanks, Mr. Lynch. All right. Anyone else? Again, just click on your virtual hand. I don't see any other takers right now. That's perfectly fine. Like I said, if you submitted a comment letter, that will be certainly considered. I've already read them. One question for you, Mr. Gates though, is I believe for the CEPA comment letters, they're not in the record. I just saw a response matrix in the exhibits. I didn't see the actual CEPA comment letters themselves. And I mean, that's perfectly fine. I just want to clarify for people who might've just submitted a CEPA letter that their actual letter isn't in the record. It's only the ones that were submitted as part of the notice of application that are in the record.

Mr. Gates: (02:14:52):

Right. So I actually may, I believe I have updated the exhibit list to include previous comments and I believe that that would be under ... Let's see. That would be Exhibit J1.

Examiner Olbrechts: (02:15:06):

Okay. And that includes all the CEPA comment letters then? Okay. Good. I want to make sure they're all in there. So all right, we're covered. But like I said, if you're trying to say ... Sorry? What's that?

Mr. Ehrlichman: (02:15:19):

Alexander, Tom. If you have a moment, I'd like to remark here on the public comment person. We received a letter that I'd like to enter in

Examiner Olbrechts: (02:15:32):

As

Mr. Ehrlichman: (02:15:32):

Part of the public comment portion.

Examiner Olbrechts: (02:15:35):

Okay. All right. I think we're at ... Let me look up ... Is it DB or CC? Just give me a sec here. Okay. Mr. Tanner,

Mr. Ehrlichman: (02:15:45):

If I may?

Examiner Olbrechts: (02:15:46):

Yeah.

Mr. Ehrlichman: (02:15:48):

This would not be an exhibit that I'm offering, but a letter was handed to me by someone who wanted to speak during the public comment portion. Her name is Atriana Santiago, happens to be the daughter, but she works on the farm out there. May I offer this to the clerk?

Examiner Olbrechts: (02:16:09):

Yeah. We'll make that exhibit BB. Does anyone need to see her that letter have any objections to its entry? All right, that's admitted as Exhibit BV then. Okay.

Mr. Gates: (02:16:20):

Is that B as in-

Examiner Olbrechts: (02:16:21):

B as in boy. Sorry. Actually,

Mr. Gates: (02:16:24):

Mr. Examiner, this would be exhibit CC.

Examiner Olbrechts: (02:16:26):

Is it? Okay. I guess I didn't mark the BB then. Thank you for that clarification. I was wondering. All right, so we'll say that's CC. Sounds good.

Mr. Gates: (02:16:36):

Yeah.

Examiner Olbrechts: (02:16:36):

Okay, perfect.

Mr. Gates: (02:16:37):

Mr. Xander?

Examiner Olbrechts: (02:16:38):

Yeah.

Mr. Gates: (02:16:39):

We have a couple of written comments. A

Examiner Olbrechts: (02:16:42):

Couple more?

Mr. Gates: (02:16:44):

Would you prefer all those comments be enterlaced into exhibit CC?

Examiner Olbrechts: (02:16:49):

Yeah, we'll call that the hearing written comments. Sure. That's a good idea. So we got one from Ms. Santiago. Who else?

Mr. Gates: (02:16:59):

One from Ms. Liz Berman, who I believe had some step away.

Examiner Olbrechts: (02:17:03):

Is that Merman, did you say?

Mr. Gates: (02:17:06):

Berman. Oh,

Examiner Olbrechts: (02:17:06):

Berman. B-E-R-A-N. Okay. And then who else?

Mr. Gates: (02:17:18):

I believe those are the only ones besides Adriana Santiago.

Examiner Olbrechts: (02:17:23):

Okay. So Santiago and Berman, that's it? To speak.

Mr. Gates: (02:17:27):

Yes.

Examiner Olbrechts: (02:17:28):

Okay. Yes, sir. Any objections over the Berman letter being part of CC? Hearing seeing none, that's in the record as well, CC. Okay, so moving back to staff response, rebuttal at this point. Before you get started, Mr. Gates, Mr. ErIkeman had suggested leaving the record open to see if the parties could work out some modified conditions. Is that a process you were open to as well?

Mr. Gates: (02:17:54):

Yes. There's some clarification of conditions we'd like to leave open

Examiner Olbrechts: (02:17:58):

For

Mr. Gates: (02:17:58):

Discussion.

Examiner Olbrechts: (02:18:00):

Okay. So what I'll do is I'll leave the record open at the end of the hearing and I'll give a chance for you guys to try to work out your differences, so to speak. And if you can't agree on one or two things, you just write that out, what the disagreement is. And of course, it's my job to resolve that. And I will give an opportunity for the public, anyone from the public who wants to respond to those modifications will have a chance as well. We'll map all that out once we get to the end of the hearing. So with that issue taken care of, Mr. Gates, was there anything else you wanted to address for staff rebuttal?

Mr. Gates: (02:18:35):

As far as public comments, responses go,

(02:18:39):

I just wanted to address a recurring theme that I noticed with public comments. And one was the moderate impact comment or the issue that they believe that ... Some folks believe that this project is high impact. This project is actually falling under what is contemplated by the comprehensive plan 10 years ago and is actually trying to utilize practices and layouts that would minimize the impact. For example, using appropriate surface paving, open space, any number of things, small scale buildings, small scale structures and community styles, encouraging walkability and mobility by trying to alleviate pressure on the graphic system on 101 discovery. There are a number of things that are in place to try and get housing into this area without causing impacts outsized to the project itself. So for example, if this was a project that was not being coordinated or planned, you could see this becoming a number of just simple subdivisions, maybe a corner store at the corner, if you're lucky.

(02:19:57):

But these folks have worked very hard to try and incorporate these mixes of uses and these different styles to try and minimize the impact as much as possible. We appreciate all the comments in support of the project. I came to projects beginning of June when I joined the city of Port Townsend, and I've had to get a crash course basically on the past eight years or seven years or so. And these folks have really tried to go back and create a product and a project that fits with the city and fits the needs of the community.

(02:20:40):

I came from Florida originally, and prior to coming here, it was typical for most PUDs or MPUDs as they're known some places there, to be just a simple subdivision with a variation to reduce setbacks, and that was the entire PUD. Here, they are truly trying to create something unique and different and trying to build a community that can meet the needs of Port Townsend, as well as adhere to the comprehensive plan intent. In my opinion, I believe this project meets that intent and meets the needs of community. Further details into my analysis of the comprehensive plan and the land public code can be found in the staff report and similar to your decision, Mr. Examiner, being available to anyone that requests a copy, I just want to open that up to anyone present here that want a copy of the staff report. I can absolutely email it to you or print it out and give you a copy today if you would prefer.

(02:21:46):

But that is the gist of my remarks. Mr. Examiner, would you prefer for the comments, the written comments to be read? Are you okay with just submitting that?

Examiner Olbrechts: (02:21:57):

Oh yeah, you just submit them. That's fine. Yeah. Yeah. Yeah. We'll just email them over to me. That'll work just fine.

Mr. Gates: (02:22:04):

Yes. Also, I would like to request some additional staff rebuttal for Public Works Director Steve Kane

Examiner Olbrechts: (02:22:13):

And

Mr. Gates: (02:22:14):

Planning Community Development Director Emma Bolin to address specifics.

Examiner Olbrechts: (02:22:18):

Okay.

Mr. King: (02:22:22):

Ken, we'll bring this clerk's desk. Can you hear me okay,

Examiner Olbrechts: (02:22:25):

Mr. Examiner? And you're still under oath, Mr. King, so go ahead.

Mr. King: (02:22:31):

Steve King, public works director. There was a public comment brought up to the cost. What is the cost of the city? And there's a lot of ways cost can be looked at, but most fundamentally and the purpose of growth management in cities is to create density within city limits to offset the cost of infrastructure such as water, sewer, streets. And so with a development like this, the cost to the city, there is no out-of-pocket cost to the city in terms of the city is not investing in infrastructure to support this development directly. However, there is city investment in infrastructure indirectly that supports all development throughout a city, whether it's transportation routes, wastewater treatment plants, and as such. So essentially to offset the cost to all the public, densities such as this as was brought up as a mixed use node is very helpful in reducing the overall cost of that infrastructure that all of the community enjoys.

Speaker 8 (02:23:40):

And Mr. Examiner, I don't believe I've been sworn in yet. Okay.

Examiner Olbrechts: (02:23:43):

We swear you in. Do you swear or affirm to tell the truth, nothing but the truth in this proceeding?

Examiner Olbrechts:5 (02:23:49):

I

Examiner Olbrechts: (02:23:49):

Do. Okay, great. Go

Examiner Olbrechts:5 (02:23:50):

Ahead. Hi, Emma Boland, director of planning and community development for the record. I would like to respond to the comment about leaking tank across the street, specifically at the northwest corner of the intersection of Discovery and San Juan, which is, I believe in the record of showing that there's a plume that does not impact this property. And just responding to the comment of should that be cleaned up first, if it doesn't impact the property, then there's no requirement to clean that up. Of course, the city would, per its comprehensive plan policies, would like to see its commercial mixed use zone to be fully developed at each one of the corners at that intersection. And that could be a potential future project, either public or private, but it's not the subject of this hearing. Also, I just want to clarify for the record that there is no Camas Prairie on the site.

(02:24:55):

Some of the public commenters were talking about the Camas Prairie Park, which is next door, but to be clear, there is no Camas Prairie located at this site. And the last thing I want to say that there's an intangible cost to the city, which is to support the affordable housing at the site. And we do have staff that has devoted their capacity as part of their work hours to support a grant application to the State Department of Commerce for connecting housing through infrastructure grant for the affordable housing components. And because of that, I believe that this hearing is meant to demonstrate progress for attaining and competing for that grant. And this will come up later, but I hope, Mr. Examiner, that you can indicate a deadline for a brief so we can keep those things moving.

Examiner Olbrechts: (02:25:54):

Okay. Thank you.

Examiner Olbrechts:5 (02:25:54):

Thank

Examiner Olbrechts: (02:25:55):

You. All right. Mr. Elkerman, you get the final word here.

Mr. Ehrlichman: (02:26:01):

Thank you, Mr. Examiner. And I know we all on our team here appreciate the city's comments and response, and we appreciate the public comments as well. As I said before, this has been an ongoing dialogue in the community, but high level of interest. And I attended the Grange meeting ... Well, I won't go there. That would be testimony. But what you saw today, I think, is representative of the hard work that my client has done over the years to listen and respond, and they will continue to do so. I'm quite confident. So my only additional remark here is more about the mechanics, and I know you wanted to deal with that mechanics with what we do next, and I know you're going to address that at the end. I have a couple of thoughts on your questions about that. Thank you, Mr. Xander. That concludes our

Examiner Olbrechts: (02:27:07):

Presentation. Okay. All right. Well, let's get straight to the mechanics then. How much time does the applicant and city need to try to work out conditions? Would maybe next Monday, is that a workable deadline for you?

Mr. Gates: (02:27:30):

Two weeks be acceptable

Examiner Olbrechts: (02:27:32):

For review. Okay. Sure. Let's see. Let me get my calendar up here. So 3rd. So we're talking about the 10th then of November. Is that correct? And like I said, I mean, see if you can work out some agreed upon language. If you can't, just submit a written explanation for why you favor your proposed language as opposed to the other party's language. And then I mean, my understanding, Mr. Gates, is it correct that all the documents for this project are available online to the public? Is that correct?

Mr. Gates: (02:28:07):

Yes. That excludes the ones that we discussed earlier as far as new name conventions and paying them labeled.

Examiner Olbrechts: (02:28:15):

Okay.

Mr. Gates: (02:28:15):

But as soon as we have those compiled, they

Examiner Olbrechts: (02:28:17):

Will

Mr. Gates: (02:28:17):

Upload it as well as part of supporting documents record.

Examiner Olbrechts: (02:28:20):

Okay. So yeah, the reason I'm asking is I just want to make sure that we're able to get these, whatever you put together for these conditions to put that at that website so the public has a chance to respond to that. So now if you get all this together on the 10th, will it be possible to get it on the website on the 10th as well? Or do you need maybe the 11th I can say is the deadline for that?

Mr. Gates: (02:28:41):

It could actually be sooner than the 10th that we begin uploading documents

Examiner Olbrechts: (02:28:46):

To the

Mr. Gates: (02:28:46):

Website.

Examiner Olbrechts: (02:28:47):

Okay. So I'll give the public then until the- Yeah, that sounds good. So just letting the public know, the applicant and staff are trying to work out some modifications to some of the recommended conditions. That'll be put up on the website sometime on the 10th or possibly the first thing in the morning of the 11th. So the public, you'll have a chance if you want to submit any response to those modified conditions, that'll be due the 13th of November, and then staff and applicant final reply to any public

comments would be due the 17th then. Does that work for everybody? So the 10th is the date that proposed modifications or differences of opinion are submitted by applicants to city staff. 13th is a public response to that, if any, and then 17th would be applicant and staff reply to that. That's what we got there.

(02:29:40):

So anything else before we wrap it up today? Oh, Mr. Erlickman.

Mr. Ehrlichman: (02:29:46):

Thank you, Mr. Examiner. Just two quick questions. Would we be able to get copies of the comments that were offered at the hearing today from the public and is leaving the record open. Does that also give us an opportunity to respond to some of those comments?

Examiner Olbrechts: (02:30:03):

Sure. Yeah. No, I hadn't realized you didn't have a chance to read those over. So definitely, if you have any response you want to provide to that applicant always gets final word, those will be due on the 10th as well.

Mr. Ehrlichman: (02:30:15):

Oh, okay. Thank you for that. And last question, some of the documents that we designated with new exhibit numbers today are bulky documents, the plat sheets and so forth from a year ago. What is the best way for us to provide those exhibits? We'd like to put the new exhibit number on them and provide those to the Office of the Hearing Examiner. Do you want us to do that to the clerk or to the planning department? What would be the protocol

Examiner Olbrechts: (02:30:46):

For us? So you don't have electronic files of those, is that correct?

Mr. Ehrlichman: (02:30:50):

We do have electronic files.

Examiner Olbrechts: (02:30:51):

Oh, okay. Yeah, I think if you just get the electronic files to me, that's fine. Just email them over in a share file of some kind and that works just fine.

Mr. Ehrlichman: (02:31:02):

And to whom do we send those? I'm sorry.

Examiner Olbrechts: (02:31:04):

Oh, Ms. Bolen has my email address. She can give it to you.

Mr. Ehrlichman: (02:31:11):

Okay.

Examiner Olbrechts: (02:31:12):

Yeah.

Mr. Ehrlichman: (02:31:12):

Very good. And because amongst those, of course, is, for example, that Exhibit Y, which was the environmental site assessment report, which touches on the issue that Ms. Bolen raised and that sort of thing. We just want to make sure that we're getting all those documents assembled and to the city in a timely manner.

Examiner Olbrechts: (02:31:34):

Okay. Sounds great. Thank you. Yeah, much appreciated. All right, I'll make some quick closing comments then. I'll start off with the concerns and then into the significant positives of the project. I mean, sometimes it seems like the legislature is really going out of its way to make hearing examiners and city councils unpopular when it comes to land use choices. I mean, starting with the adoption of the Growth Management Act in 1990, the legislature decided that all of our cities and towns in Washington state, or at least the ones that have been growing a lot, should accommodate a whole bunch of new urban growth. And so they kind of told cities like Port Townsend, you have to accommodate X number of people over the next 20 years. And then the city council is left with a difficult task of figuring out where to put all those people.

(02:32:24):

And then the hearing examiners such as myself have to implement those decisions. And we don't really have much choice. The city council has to put those people somewhere, and that means higher densities in some parts of the cities. And then on top of it, the state legislature adopted some laws that says that once the city council does make those hard choices about assigning density and figuring out how congested roads can be, the hearing examiner isn't allowed to reconsider those choices. So if it looks to me like the density should be half of what the zoning code allows in this particular area, I can't change it. The city council in response to state mandates that it has to be this kind of density, so that's the density it has to be. And then in the last few years, the legislature has even stepped that up quite significantly by saying we want to start increasing the housing options where density is allowed and everywhere where you allow single family homes, you have to allow duplexes and triplexes and you have to allow accessory dwelling units and this kind of stuff.

(02:33:30):

And it's not because the legislature is misinformed or making bad policy choices. I mean, this all started out with the idea that for one, to protect the environment, we should direct new growth into cities instead of spreading it out over the rural landscape. And that also provides for more efficient use of infrastructure by putting it into urban centers such as the city of Port Townsend. So it has a lot of benefits there. And of course, we do have a housing crisis in the state, and that's why we're getting into duplexes and triplexes and this kind of thing. So Mr. Erlichman referenced this before. He talked about the regulatory reformat statutes. Those are the statutes that say expressly state you can't reconsider density choices, you can't reconsider infrastructure choices such as traffic congestion levels, which are called level of service standards. That's all been planned out.

(02:34:28):

I mean, the city council's been working over the last few decades figuring out what it can afford to, what level of growth it can afford to fund, what level of service it can afford to fund, and where this all needs to go. So a lot of thought has already been put into all this. So that's why we have this high density development. So onto the positives of this, I mean, when it comes to facing these hard choices that

were made, you don't very, very often see projects as creative as this. I could say I work for three dozen communities, cities, and counties, and it's Port Townsend always comes up with the most creative solutions. And I'm envious of the development team on this project. I mean, it must have been, from a professional standpoint, putting this together in the way that it was done is really remarkable.

(02:35:18):

It's a great project to see, looks like it'll be a great benefit to the community once it gets put in place. So like I say, I mean, no other city other than Port Townsend really does something like this, and this is a really good one. So it was fun to see it put together. So anyway, once we get all our public comments in there, I'll have 10 business days after that. I guess that would be a couple weeks after the 17th around December 1st to come out with that final decision, and then that decision is appealable to Superior Court. So I appreciate everyone's participation today and well thought out comments. And like I said, it looks like a great project. I look forward to reviewing it in detail and thanks for all your time on this and have a great day. We're adjourned.