



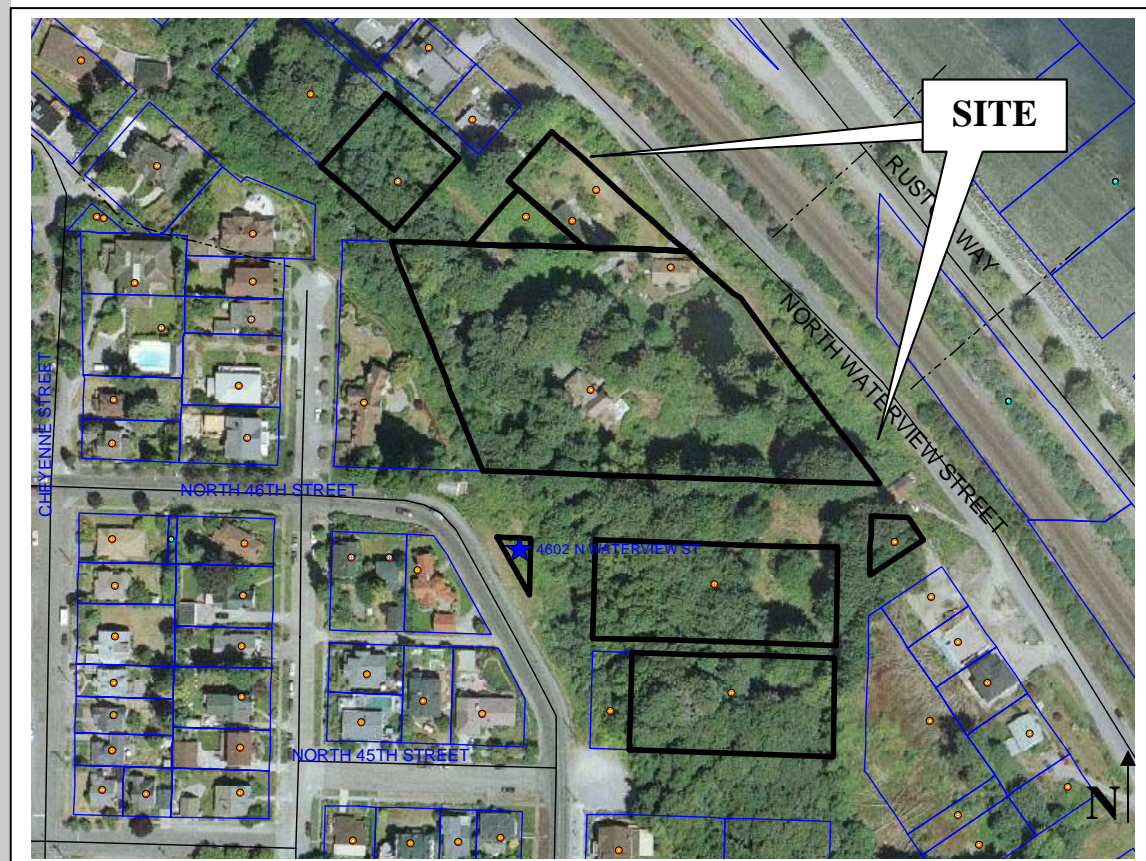
# Public Hearing

City of Tacoma ■ 747 Market Street ■ Tacoma, Washington 98402-3766

December 19, 2006

**Applicant** McGranahan Development, LLC, 9220 52<sup>nd</sup> Lane NE, Olympia, WA 98516

**Proposal** The applicant requests approval of the Re-Plat/Preliminary Plat "Waterview Pointe," a 16-lot residential subdivision and the creation of a wetland and buffer tract. The proposed lots will be accessed from a private access easement that is served from North Waterview Street, abutting the site to the east. The applicant is also requesting a Wetland Development Permit to allow associated development impacts to an existing onsite wetland and associated buffer. Appropriate mitigation will be provided. Further, the applicant is requesting three height variances to allowed proposed lots 1, 13 and 14 an additional 10 feet of height, as measured from existing grade and defined by the *Tacoma Municipal Code (TMC)* in section 13.06.700. The *TMC* requires a 25-foot height limit for structures located within the "R-2" One-Family Dwelling District and "VS" View Sensitive Overlay. Of note, the applicant has also requested the vacation of multiple right-of-ways abutting the site through the City's Real Property Services Department.



**Location**

The site is located generally west of North Waterview Street and east of North Stevens Street. The project is generally addressed as 4602 North Waterview Street and includes Parcel Numbers 4500000011, 5560000040, 5560000230, 5565000243 and 5560000210. The site is located within the City's "R-2" One-Family Dwelling District with approximately the western half of the site located within the City's "VS" View Sensitive Overlay District.

**File Numbers**

**PLT2005-4000063339 (Plat)**  
**WET2005-4000063361 (Wetland)**  
**SEP2005-4000063360 (SEPA)**  
**MLU2005-4000063362 (Variance)**

**Public Hearing**

**February 15, 2007, 9:30am**  
(or as soon thereafter as possible)

City Council Chambers  
Tacoma Municipal Building  
747 Market Street  
First Floor

**You may testify in person at the public hearing or you may submit comments in writing prior to the public hearing to the staff contact listed below.**

**Staff Contact**

Jennifer Ward  
Land Use Administration Planner  
Public Works Department, Building and Land Use Services Division  
747 Market Street, Room 345, Tacoma, WA 98402  
(253) 591-5022  
jward@cityoftacoma.org

**Final Decision**

A final decision on the proposal will be made by the Hearing Examiner following the public hearing. A complete copy of the final decision will be mailed to those parties who request a copy or to those who comment on the project. Appeal provisions will be included with final decision.

**Applicable Regulations**

*Tacoma Municipal Code (TMC) Section 13.04 – Platting and Subdivisions*  
*Tacoma Municipal Code (TMC) Section 13.06 – Zoning*  
*Tacoma Municipal Code (TMC) Section 13.11 – Critical Areas Preservation*  
*Tacoma Municipal Code (TMC) Section 13.12 – Environmental*

**Documents Used to Evaluate Proposal**

*Comprehensive Plan*

Environmental Checklist, Geotechnical Study, Wetland and Drainage Corridor Evaluation Report and Delineation Report and Compensatory Mitigation Program, Basin Study, JARPA Application (all provided by the applicant)

**Environmental Documents**

You are invited to review the environmental prepared for this proposal. An environmental checklist has been prepared. Comments on the checklist will be accepted until **January 9, 2007** when a final determination will be made and mailed to all commenting parties. Appeals, allowed within 14 days of the final determination, will be considered by the Hearing Examiner concurrent with the public hearing on the project.

**Required Permits**

The following permits *may* be required:

- Building Permits
- Grading Permit
- Work Order Permit

**Project Schedule**

- Final Plat Permit
- Right-of-way vacations

Public Hearing Notice.....	<b>December 19, 2006</b>
Comments on the Environmental Review.....	<b>January 9, 2007</b>
Final Environmental Determination.....	<b>January 16, 2006</b> (tentative)
Environmental Determination Appeal Deadline.....	<b>January 30, 2006</b> (tentative)
Public Hearing Date.....	<b>February 15, 2007</b>