



Public Hearing

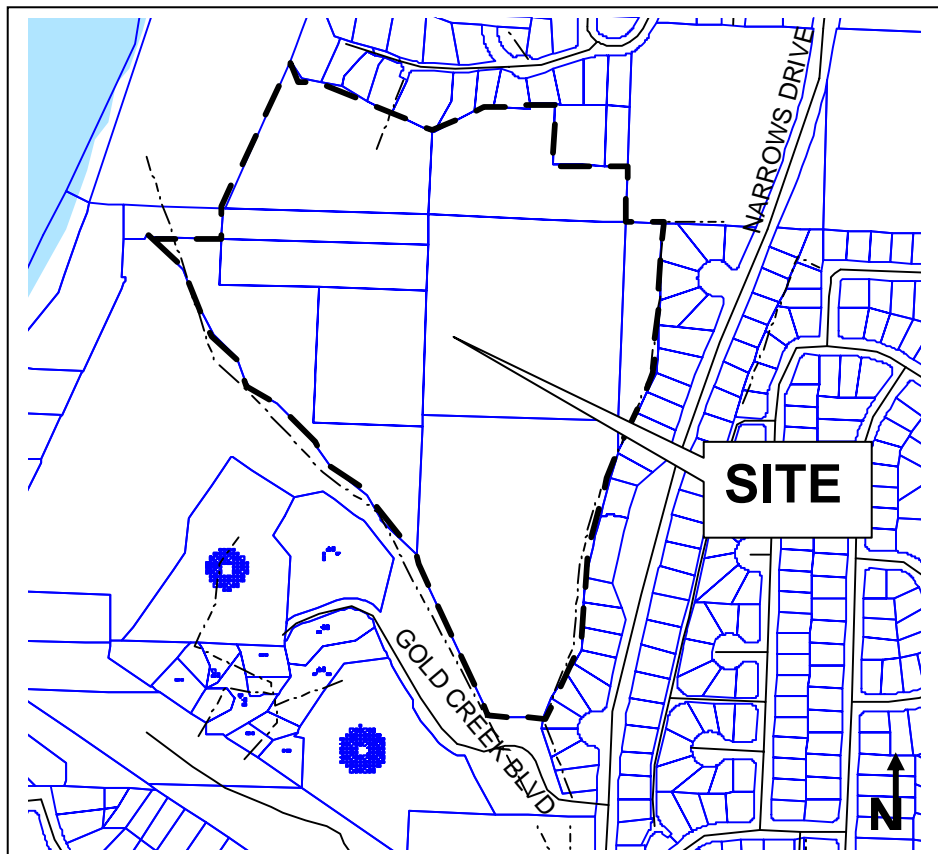
City of Tacoma ■ 747 Market Street ■ Tacoma, Washington 98402-3766

February 24, 2006

Applicant Sitts & Hill Engineers, Inc., 2901 South 40th Street, Tacoma, WA 98409

Property Owner Gold Creek North Limited Partnership, 917 Pacific Avenue, Suite 417, Tacoma, WA 98402

Proposal The applicant requests approval of the Preliminary Plat "Millers Narrows Ridge Estates," a 62-lot residential subdivision and the creation of three tracts; "Tract A" is for the private roadway serving the lots, "Tract B" is an open space tract and "Tract C" is a wetland/stream and associated buffer areas tract. The overall site contains approximately 46.8 acres of lot area and the proposed development, with an average lot size of 10,213 square feet and a minimum lot size of 7,513 square feet, would create a density of approximately 1.32 dwelling units per acre. The subject lots are proposed to be accessed from an existing private drive, Gold Creek Boulevard, located to the south of the site. Gold Creek Boulevard connects to the existing public street, North Narrows Drive, located generally to the east of the site. The applicant is also requesting a Wetland Development Permit to allow buffer averaging of the existing wetland and stream buffers affecting the site in order to allow tree cutting to provide view corridors to the proposed lots. Further, the Wetland Development Permit is also requested to allow impacts to the critical areas for associated development requirements.



The City of Tacoma does not discriminate on the basis of disabilities in any of its programs or services. Upon request, special accommodations can be provided within five (5) business days by contacting the City Clerk's Office at 591-5171 (voice) or 591-5058 (TDD).

Location

The site is located generally west of North Narrows Drive and to the north of Gold Creek Blvd (a private roadway). The project location is addressed as 3002 – 3318 North Narrows Drive and includes parcel numbers (0221271003, 6245000026, 6245000071, 0221262044, 6245000043, 6245000033, 0221263039, 0221263011 and 0221263046). The southerly portion of the site is located within the City’s “R-1 PRD” One-Family Dwelling District and Planned Residential Development District. The remaining portion of the site is located within the “R-1” One-Family Dwelling District. The site is further located within the City’s “VS” View Sensitive Overlay District.

File Numbers

40000057446 (Plat)
40000057447(Wetland)
40000057448 (SEPA)

Public Hearing

April 27, 2006, 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/Stream Delineation Report, Traffic Impact Analysis, Hydrological Analysis, JARPA Application (all provided by the applicant)

Environmental Documents

This permit action is subject to review under the State Environmental Policy Act (SEPA). As part of the application materials for this project, the applicant has submitted an environmental checklist. You are invited to review the environmental documents prepared for this proposal. Comments on the environmental impacts of the project will be accepted until **March 17, 2006**. After a review of the submitted documentation, City staff has preliminarily determined the project will not have a probable significant adverse impact on the environment and issuance of a Determination of Nonsignificance (DNS) is anticipated. Following the close of the comment period, a final determination will be made. Appeals, allowed within 14 days of the final determination, shall

be considered by the Hearing Examiner concurrent with the public hearing on the project. The optional DNS process is being used. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Required Permits

The following permits *may* be required:

- Building Permits
- Grading Permit
- Work Order Permit
- Final Plat Permit

Project Schedule

Public Hearing Notice.....**February 24, 2006**
Comments on the Environmental Review.....**March 17, 2006**
Final Environmental Determination.....**March 27, 2006** (tentative)
Environmental Determination Appeal Deadline.....**April 10, 2006** (tentative)
Public Hearing Date.....**April 27, 2006**