



# Public Hearing Notice

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

July 31, 2006

**Applicant** SDO LLC, 6622 112<sup>th</sup> St. E., Puyallup, WA 98373

**Proposal** The applicant proposes to rezone an approximately 4.42 acre site from “R-2” One Family Dwelling District and “R-3” Two-Family Dwelling District to “T” Transitional District to allow for the development of 49 of the underlying platted lots with single family detached houses. The applicant is also requesting the approval of a wetland development permit to resolve and mitigate for previous unauthorized sediment discharge into a stream.

**Access** The applicant is proposing access from East 47<sup>th</sup> Street, the East 47<sup>th</sup> Street alley and the East 46<sup>th</sup> street alley.

**Location** The consists of 5 parcels located in between the East 46<sup>th</sup> Street alley and East 48<sup>th</sup> Street, bordered by East Portland Avenue on the east. The properties are identified as 1402 E. 47<sup>th</sup> Street, 1419 E. 47<sup>th</sup> Street, 4708 E. Portland Ave., 1411 E. 48<sup>th</sup> Street and 1429 E. 48<sup>th</sup> Street.



**Public Hearing** **November 2, 2006**  
**9:30 AM**

City Council Chambers  
First Floor, Tacoma Municipal Building  
747 Market Street  
Tacoma WA 98402

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

**Staff Contact** Cliff Johnson, AICP  
Building and Land Use Services Division, 747 Market Street, Room 345,  
Tacoma WA 98402  
Phone 253-591-5381, e-mail [cliff.johnson@cityoftacoma.org](mailto:cliff.johnson@cityoftacoma.org)

**File Numbers** 40000070090 (REZ2006)  
40000070277 (WET2006)  
40000070278 (SEP2006)

**Applicable Regulations** Tacoma Municipal Code Section 13.06.650 Rezone of Property  
Tacoma Municipal Code Section 13.06.200 Commercial Districts  
Tacoma Municipal Code Section 13.12 Environmental  
Tacoma Municipal Code Section 13.11 Critical Areas

**Documents Used to Evaluate Proposal**

Comprehensive Plan

**Environmental Documents**

You are invited to review the environmental checklist prepared for this proposal. Comments on the checklist will be accepted until **August 21<sup>st</sup>, 2006** 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 and Approvals**

SEPA Determination  
Building Permits-City of Tacoma

**Project Schedule**

Public Hearing Notice	July 31, 2006
Comments on Environmental Documents	August 21, 2006
Environmental Determination	September 11, 2006 (tentative)
Environmental Determination Appeal Deadline	September 25, 2006 (tentative)
Public Hearing Date	November 2, 2006

Following the hearing the Hearing Examiner will prepare a written report and recommendation to the City Council, a copy of which will be mailed to all parties of record.