



# Public Notice

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

January 25, 2006

## Applicant

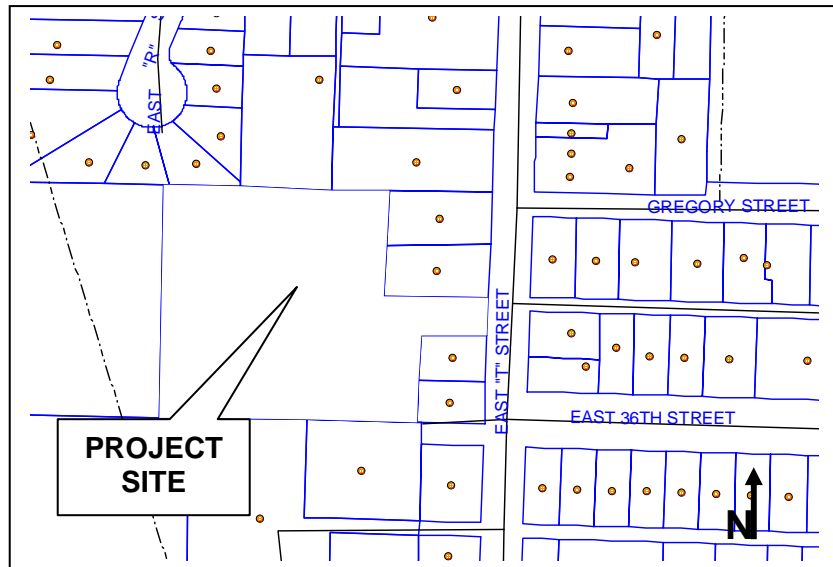
Tacoma/Pierce County Habitat for Humanity, PO Box 7124, Tacoma, WA 98406

## Proposal

The applicant proposes to subdivide one (1) parcel of land, totaling approximately 2.75 acres, into 13 one-family residential building sites. The applicant also requests a wetland development permit to allow the construction of sewer facilities within the buffer area of the Type IV stream (located to the west of the subject site). All other site development will occur outside the stream and its associated 100-foot buffer. The proposed average lot size is 5,842 square feet, with the smallest lot being 5,000 square feet in area.

## Location

The site is located along the west side of East "T" Street. The site is addressed as 1909 East 36<sup>th</sup> Street and is within the City's "R-2" One-Family Dwelling District.



## Public Hearing

**April 20, 2006**  
1:30 pm or as soon thereafter as possible.  
City Council  
Chambers  
First Floor  
Tacoma Municipal Building  
747 Market Street

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

## File Numbers

PLT2005-40000058073  
WET2005-40000062899  
SEP2005-40000058074

## 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 (GLUP)*  
*Environmental Policy Plan (EPP)*  
Environmental Checklist  
JARPA Application Form  
January 16, 1998, Geotechnical Report  
December 2005, Wetland Verification and Stream Buffer Mitigation Plan  
September 2, 2005, Preliminary Storm Drainage Report  
December 14, 2005, Impact Analysis and Mitigation for the Installation of Offsite Storm Drain and Sanitary Sewer

## Environmental Documents

You are invited to review the environmental documents prepared for this proposal. Comments on the checklist will be accepted up to February 15, 2006, when a final determination will be made and mailed to all commenting parties. The optional DNS process is being used. This may be the only opportunity to comment on the environmental impacts of the proposal. The Hearing Examiner shall consider appeals, allowed within 14 days of the final determination, concurrent with the public hearing on the project. 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