



# Public Hearing

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

January 16, 2008

**Applicant** Apex Engineering, 2601 South 35<sup>th</sup> Street, Suite 200, Tacoma, WA 98409

**Proposal** The applicant is requesting a Preliminary Plat/Re-Plat for the development of "Watchtower Heights", a 65 lot subdivision for the construction of single-family dwellings. The applicant is also requesting a Wetland/Stream Assessment Permit to determine if the project is exempt from the Wetland/Stream Development Permit process, as all site alterations will be constructed outside of the stream and stream buffer near the site. The development site is located in the "R-1 VSD" One-Family Dwelling District with a View-Sensitive Overlay District designation. The site, which is currently 18.31 acres in area, consists of two parcels of land. The proposal would create a density of approximately 3.5 dwelling units per acre.

**Location** 5920 Browns Point Boulevard & 5585 Beverly Avenue Northeast

Application Received: October 19, 2007 Application Complete: November 19, 2007

**File Numbers** **PLT2007-40000104858**  
**SEP2007-40000104859**  
**WET2007-40000104857**

**Public Hearing** March 20<sup>th</sup>, 2008, 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**

Dustin Lawrence  
Land Use Administration Planner  
Public Works Department, Building and Land Use Services Division  
747 Market Street, Room 345, Tacoma, WA 98402  
(253) 591-5845  
dlawrence@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 13.12 – Environmental

## Documents Used to Evaluate Proposal

*Comprehensive Plan*  
Environmental Checklist provided by the applicant  
Geotechnical Report provided by the applicant  
Soil Sampling Report provided by the applicant  
Traffic Impact Analysis provided by the applicant  
Conceptual Storm Drainage Report provided by the applicant  
Stream Hydrology Summary provided by the applicant  
Archeological Investigation provided by the applicant  
Wetland & Water Determinations Report provided by the applicant

## Environmental Documents

You are invited to review the environmental documents prepared for this proposal. Comments on the checklist will be accepted up to **February 6, 2008**, 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
- Final Plat