



Public Notice (RE-NOTICE)

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

May 4, 2006

NOTE: The public comment period for this proposal is being re-opened for an additional two weeks due to a revision in the Wetland Study Report. Specifically, Wetland B (described below) was changed from a Type IV wetland with a required 50-foot buffer to a Type III wetland with a required 75-foot buffer.

Applicant

Dave Walden, 3316 6th Avenue, Tacoma, WA 98406

Proposal

WET2005-4000060607: The applicant is requesting a Wetland Assessment Permit in order to segregate a vacant parcel into two lots and build two, 690-square-foot single-family residences. The Wetland Study Report prepared by Pacific Environmental Consultants, LLC, identifies two Type III wetlands on the subject parcel. Wetland “A” is characterized as a 590-square-foot Palustrine Scrub-scrub Seasonally Flooded wetland. Wetland “B” is characterized as a 1,500-square-foot Palustrine Forested Seasonally Flooded wetland (200 feet of which is located on the subject site).

The Wetland Study Report proposes that Wetland “A” is exempt from regulation under Chapter 13.11 of the *TMC* (Critical Areas Preservation) because it is an isolated, wetland totaling than less than 1,000 square feet in size. The applicant proposes to fill in Wetland “A” under this application. Wetland “B” is not exempt from regulation under *TMC* Chapter 13.11 because it is part of a wetland system that is larger greater than 1,000 square feet. The applicant proposes to retain the required undisturbed 75-foot buffer for Wetland “B” under this application. The subject parcel is located in the “R-2” One Family Dwelling District.

Location

The site is located on the south side of East Sherman Street, at 1641 East Sherman Street.

The site is located three parcels east of Portland Avenue.



Public Comments

Written comments on the proposal will be accepted until **May 18, 2006**. The purpose of the public comment period is to obtain feedback on the proposal from the public to assist the Land Use Administrator in making a decision on the proposal.

Public Meeting

A public meeting may be requested by the neighborhood council for the area, qualified neighborhood group, or by written request of the owners of five or more properties who receive this notice. The purpose of the public meeting is to provide information about the proposal to the public and to obtain feedback on the proposal from the public to assist the Land Use Administrator in making a decision on the proposal.

Staff Contact

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Final Decision

A final decision on the proposal will be made following the comment period. A summary of the final decision will be sent to those parties who receive this notice. A complete copy of the final decision will be mailed to those parties who request a copy or to those who have commented on the project. Appeal provisions will be included with both the summary and the complete copy of the final decision.

Applicable Regulations

Title 13 of the *Tacoma Municipal Code* (TMC) - Land Use Regulatory Code

- Tacoma Municipal Code Section 13.06.110 R-2 One-Family Dwelling District
- Tacoma Municipal Code Chapter 13.11 Critical Areas Preservation

Documents and Studies Used to Evaluate the Proposal

- *Comprehensive Plan*
- *Environmental Policy Plan*
- *Wetland Study Report, dated February 23, 2005 – revised October 23, 2005 & April 4, 2006*
- *JARPA Application*
- *Drainage and Erosion/Sediment Control Plan, dated September 15, 2005 – revised October 27, 2005*

Other Permits Which May Be Required For This Proposal

- Building permits
- Grading and Erosion Control permits