



Revised Public Notice

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

May 25, 2007

Applicant Cody Kuzior, 1102 South 82nd Street, Tacoma, WA 98408

Proposal The applicant requests a Wetland/Stream Development Permit to allow a four lot short plat and future development of the lots with single-family dwellings and associated amenities, including an access way. Surface water not needed to maintain hydrology to an off-site wetland will be conveyed to the City storm water system. A portion of this storm water conveyance system is proposed to be constructed in the on-site wetland buffer. The applicant also proposes mitigation for the impact to the on-site wetland buffer. *Tacoma Municipal Code (TMC)*, Chapter 13.11 requires a Wetland Development Permit for the proposed development, including potential impacts. The applicant also proposes an on-site wetland is exempt from the provisions of *TMC* 13.11 per *TMC* 13.11.140.C.4.

Location 1102 South 82nd Street
Parcel No. 0320321051.
This site is located within the City's "R-2" One-Family Dwelling District and the South Tacoma Groundwater Protection District.



Public Comments Written comments on the proposal will be accepted until **June 25, 2007**.

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 Brian Combs
City of Tacoma, Building and Land Use Services
Public Works Department
747 Market Street, Room 345
Tacoma, WA 98402
(253) 591-5482
e-mail address: rcombs@cityoftacoma.org

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).

Final Decision A final decision on the proposal will be made following the expiration of 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.

File Number WET2007-40000094372

Associated File Numbers MPD2007-40000094373

Applicable Regulations *Tacoma Municipal Code (TMC) Chapter 13.11 – Critical Areas Preservation Ordinance*

Documents and Studies Used to Evaluate Proposal *Comprehensive Plan, Environmental Policy Element
JARPA Application Form
April 20, 2007 Justification Letter, Habitat Technologies
July 28, 2006 Wetland and Drainage Corridor and Delineation Report, Habitat Technologies.
April 24, 2007 Storm Water Pollution Plan, Hedges Engineering and Consulting
April 5, 2007 Hydrology Report, Hedges Engineering and Consulting*