



# Public Hearing Notice

City of Tacoma

747 Market Street

Tacoma, Washington 98402-3766

September 26, 2008

**Applicant** Dale Yeager, AHBL, 2215 North 30<sup>th</sup> Street, Tacoma, WA 98403

**Proposal** **PLT2007-40000103668, SEP2007-40000103669, WET2007-40000103671, MLU2007-40000103666**

The applicant is requesting a Preliminary Plat for the development of "Hemming Plat", an 11 lot subdivision for the construction of single-family dwellings. The applicant is also requesting a Wetland/Stream Development Permit in order to construct required road improvements within a wetland buffer that extends onto the subject property. Additionally, the applicant has requested 10 lot width variances to allow for the creation of lots with an average width ranging from 45 to 47.5 feet. The development site is located in the "R-2" One-Family Dwelling District, which requires lots to have a minimum average width of 50 feet. The site, which is currently 1.96 acres in area, consists of one parcel of land. The proposal would create a density of approximately six dwelling units per acre.

Application Received: September 28, 2007

Application Complete: November 5, 2007

**Location** 5836 South Stevens Street

**Access** South Stevens Street

**Public Hearing** November 20, 2008

9:30 AM

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

***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.***



<b>Staff Contact</b>	Dustin Lawrence 253-591-5845 dlawrence@cityoftacoma.org Building and Land Use Services Division Public Works Department 747 Market Street, Room 345 Tacoma, WA 98402	
<b>Applicable Regulations</b>	<i>Tacoma Municipal Code (TMC):</i> 13.04 Platting & Subdivisions 13.06 Zoning 13.11 Critical Areas Preservation 13.12 Environmental	
<b>Documents Used to Evaluate Proposal</b>	City of Tacoma <i>Comprehensive Plan</i> Applicant's Environmental Checklist Geotechnical Report Wetland Report Stormwater Report	
<b>Additional Permits Which May be Required</b>	Building Permits Grading Permit Work Order Permit Final Plat	
<b>Environmental Documents</b>	You are invited to review the environmental documents prepared for this proposal. Comments on the checklist will be accepted up to <b>October 17, 2008</b> , 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.	
<b>Project Schedule</b>	Public Hearing Notice Comments on the Environmental Documents Environmental Determination Environmental Determination Appeal Deadline Public Hearing Date	September 26, 2008 October 17, 2008 October 31, 2008 November 7, 2008 November 20, 2008