

CITY OF ROY

Notice of Application

Notice Issued: December 15, 2022 Public Hearing Date: To Be Determined

PROJECT INFORMATION

Project Name: Oakview Preliminary Plat

Proposed Project Actions:

- (1) **Preliminary Plat** for a 79-lot detached single-family subdivision on a 38.4-acre site. The subdivision would include six additional tracts containing wetland/wetland buffers, tree preservation open space, storm drainage facilities, and primary and reserve septic drainfields.
- (2) **Major Variance** to allow the construction of two cul-de-sac streets in lieu of a single loop street.
- (3) **Major Variance** to eliminate the construction of a sidewalk along the south side of 292nd Street as part of required half-street improvements.
- (4) **Major Variance** to reduce the number of trees to be planted to mitigate the loss of significant trees on the project site per tree retention requirements.

Project Location: Abutting 292nd South, east of Tacoma Rail – Mountain Division Railroad ROW, west of Oakview Heights Addition, and north of McKenna Meadows / Parcel # 021703-6-009

PERMIT APPLICATION

Case Numbers: PPL-22-0001, MVA-RMDG-22-01, MVA-RMDG-22-02 MVA-RMDG-22-03, SEP-22-0001, CAR-22-0001, CAR-22-0002, CAR-22-0003

Applicant:

Tres Kirkebo, APEX Engineering, LLC
2601 South 35th Street, Suite 200 Tacoma, WA 98409

Developer:

Camille Minogue, Roy Meadows Development Group, LLC
1000 2nd Avenue, Suite 3200, Seattle, WA 98104-1074

Date of Applications: May 23, 2022, and September 7, 2022

Complete Application Dates: September 20, 2022, and November 23, 2022

Other Permits/Reviews That May Be Required: State Environmental Policy Act (SEPA) review; critical areas reviews for wetlands, habitat conservation areas, and geologically hazardous areas; site development and construction permits; and other technical reviews.

CONSISTENCY OVERVIEW

Applicable Regulations: Title 14 RCC Comprehensive Plan; Title 11 RCC Land Development Code, and Title 10 RCC Building Regulations (critical areas and stormwater). The site is designated Low Density Residential in the Comprehensive Plan and zoned Single Family Residential.

Existing Environmental Documents That Evaluate the Proposed Project: USDA Soil Report; Preliminary Drainage Report (Apex Engineering, LLC); Geotechnical Report (South Sound Geotechnical Consulting); Groundwater Monitoring Report (South Sound Geotechnical Consulting); Biological Assessment (Washington Forestry Consultants, Inc.); Preliminary Tree Protection Plan (Washington Forestry Consultants, Inc.); Groundwater Study (Pacific Groundwater Group); Groundwater Mounding Analysis (Aspect Consulting); Wetland Delineation and Habitat Conservation Areas Assessment (Habitat Technologies); Applicant's SEPA environmental checklist.

Preliminary Determination of Consistency: Based on the project submittal and initial staff-level review, the City of Roy has made a preliminary determination that the project is consistent with the City's Comprehensive Plan and Land Development Code, except with respect to three specific zoning standards from which variances are being requested.

PUBLIC COMMENTS

The *City of Roy* has received an application requiring a decision by the City's Hearing Examiner, as described in this Notice. The application requires a public hearing. A *Notice of Public Hearing* will be mailed to you with details regarding the public hearing's time, date, and place. Any person has the right to comment on the applications, receive notice of, participate in any hearings, and request a copy of the decision once made. Furthermore, any person has the right to appeal decisions made regarding this project, if fee is paid and filed by the deadline noticed herein.

Proposal Comment Period: The public is invited to comment on the proposal **December 15, 2022, and ending January 13, 2023, at 5:00 p.m.** Comments received by the deadline will be considered by staff when it prepares a recommendation to the Hearing Examiner on the proposal.

All comments should be directed to:

Kelli Loudin

City Clerk-Treasurer

PO Box 700

Roy, WA 98580

roycityhall@cityofroywa.us

Pertinent documents, including the permit application, project plans, and existing environmental documentation, are available for review at the above location. A staff report will be available for review at least five days prior to the public hearing date (TBD). Copies will be provided upon request at no charge. Additional information can be found at: www.cityofroywa.us