



NOTICE OF PUBLIC HEARING

February 9, 2021

Notice is hereby given that the City will be holding a **SEPA Administrative Appeal Hearing** and a **Public Hearing** on the below project. See below for meeting details. The meeting will be held online via Zoom. Interested parties are invited to attend. A recording of this meeting will be available after the fact, and written comments may always be submitted to the City by email or mail.

PROJECT NAME:	Salvation Slavic Baptist Church
PROJECT NUMBER:	LUA2019-0007
PROJECT LOCATION:	1707 23 rd Ave (Pierce County parcel no. 042004-3007)
PROPOSAL:	<p>The project proposes to develop a 19.39-acre parcel with a 92,000sf church with 2,000-person sanctuary, 7,500sf gym, and a 30-classroom school. 546 parking stalls are proposed. An existing single-family residence on the property will be removed. The site includes two on-site Category IV wetlands and a Type F stream. The applicant will dedicate right-of-way to construct frontage improvements along the property's frontage on 23rd Avenue and Taylor Street. Improvements on 23rd Avenue would include curb, gutter, sidewalk and also include on-street parking to mitigate for the loss of shoulder parking. Stormwater will be detained and treated in an on-site detention pond. 214 trees are located on the property. 47% of the trees will be removed to allow for the proposed development. 257 trees will be planted as replacement trees for the removal of significant trees. Two vehicular access to the site will be provided – one on Taylor Street and one on 23rd Avenue.</p>
PERMIT APPLICATION DATE:	April 10, 2019
NOTICE OF COMPLETE APPLICATION:	April 17, 2019
PUBLIC HEARING DATE & LOCATION:	<p>February 25, 2021 & February 26, 2021 at 9:00am</p> <p>The City will be holding a bi-furcated public hearing on the project as the City's SEPA threshold determination was appealed by "Citizens for a Small-Town Milton" on November 5, 2020.</p> <p>The first day of the hearing will be to consider the SEPA appeal. The order of proceedings for the SEPA appeal is as follows:</p> <ol style="list-style-type: none">1. Presentation of the Staff Report by the City.2. Presentation of the SEPA appeal by the appellant.

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3. Presentation of the project applicant's response to the appeal.
4. Rebuttal by the City.
5. Rebuttal by the appellant.

There will not be opportunity for testimony by the public during the first day of the appeal but the public is welcome to attend.

The second day of the hearing will be to consider the Conditional Use Permit. The order of proceedings for the Conditional Use Permit hearing is as follows:

1. Presentation of the Staff Report by the City.
2. Applicant's presentation.
- 3. Public testimony regarding the application.**
4. Applicant's rebuttal.
5. City's closing statements.

The second day of the hearing will be the only opportunity for the public to provide public testimony on the project.

Due to the COVID-19 pandemic, this meeting will be held virtually over **Zoom**. The meeting will also be recorded and available to watch for those who are unable to attend. Written comments on the proposal may also be submitted to the City at any time.

Join Zoom Meeting

<https://us02web.zoom.us/j/85744212933>

Meeting ID: 857 4421 2933

Participate by phone by dialing (253) 215-8782, entering the meeting ID.

SEPA:

The City of Milton conducted the environmental review of this proposal in accordance with its SEPA procedures and issued a Mitigated Determination of Non-Significance (MDNS) on October 26, 2020. Citizens for a Small-Town Milton filed an appeal of the SEPA Determination on November 5, 2020.

DOCUMENTS:

Application Materials will be made available for review on the City's website:

<https://www.cityofmilton.net/departments/planning-and-community-development/notices/>

PERMITS/REVIEW REQUESTED:

Major Site Plan Approval, Conditional Use Permit Approval, SEPA

PERMITS WHICH MAY BE REQUIRED:

Clearing & Grading, Stormwater, Engineering & Utilities, Building Permit, Electrical Permit

LOCATION WHERE APPLICATION MAY BE REVIEWED:

Application Materials will be made available for review on the City's website:

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Major Site Plan and Conditional Use Permit approval are both Process Type IV permits, which require that notice be sent to all properties within 500ft.

Comments on the above application may be submitted in writing to **Brittany Port, Contract Senior Planner, Planning and Community Development Department, 1000 Laurel Street, Milton, WA 98354**. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact Brittany Port, at (253) 517-2701 or bport@cityofmilton.net. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.