



## NOTICE OF APPLICATION & NOTICE OF NEIGHBORHOOD MEETING

December 30, 2016

Notice is hereby given that the City will be conducting a **Neighborhood Meeting on January 19, 2017 at 6:00pm**. The meeting will be held in the City Council Chambers located at 1000 Laurel Street, Milton, WA 98354. Interested parties are invited to attend.

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<b>PROJECT NAME:</b>	ASCARAS/Scheidt Preliminary Subdivision
<b>PROJECT NUMBER:</b>	LUA 2016-0025
<b>PROJECT LOCATION:</b>	711 20 <sup>th</sup> Ave (Pierce County Assessor parcel no. 6000000190)
<b>PROPOSAL:</b>	Request approval to subdivide the property into eight (8) lots. An existing single-family home on the property is proposed to remain. The project will require the construction of frontage improvements including curb, gutter and sidewalk along all frontages of the subdivision. A shared access facility will be constructed out of pervious pavement. Stormwater runoff on each lot will be conveyed via a downspout tightline system into a yard drain system for release offsite. Utilities will be provided for each lot. 57% of the on-site significant trees will be retained. A total of 61 replacement trees will be planted onsite, with an additional 2 trees per lot to be specified by the landowner and approved by the City the time of individual lot development.
<b>PERMIT APPLICATION DATE:</b>	December 19, 2016
<b>NOTICE OF COMPLETE APPLICATION:</b>	December 21, 2016
<b>NEIGHBORHOOD MEETING DATE &amp; LOCATION:</b>	January 19, 2017 at 6:00pm City of Milton Council Chambers, 1000 Laurel St., Milton, WA 98354
<b>SEPA:</b>	<p>The Responsible Official is expected to issue a Mitigated Determination of Nonsignificance (MDNS) for this proposal. The optional DNS process is being used pursuant to WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of the proposal.</p> <p>The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination may be obtained upon request.</p>
<b>DOCUMENTS:</b>	Master Application, Pre-Application Conference Summary, Title Report, SEPA Checklist, Certificates of Water/Sewer/Power Availability, Preliminary Plat Site Plan,

# NOTICE OF APPLICATION

December 30, 2016

Landscaping Plan, Tree Retention Plan, Declaration of Shared Access/Maintenance Covenant, Traffic Impact Analysis, Geotechnical Report, Critical Areas Report, Conceptual Stormwater Site Plan & Report

**PERMITS/REVIEW  
REQUESTED:**

Preliminary Subdivision Approval, SEPA

**PERMITS WHICH MAY BE  
REQUIRED:**

Clearing & Grading, Stormwater, Engineering & Utilities, Street Work Permit, Final Subdivision Approval, Building Permit, Electrical Permit

**LOCATION WHERE  
APPLICATION MAY BE  
REVIEWED:**

Community Development Department  
1000 Laurel St.  
Milton, WA 98354

Preliminary subdivision approval is a Process Type IV permit, which requires that notice be sent to all properties within 500ft. Preliminary subdivisions are reviewed and approved under Chapter 16.12 of the Milton Municipal Code.

Comments on the above application may be submitted in writing to **Brittany Port, AICP, 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](mailto: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.

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