



## NOTICE OF APPLICATION

February 1, 2019

**Notice is hereby given** that the City will be conducting a **Neighborhood Meeting on February 19, 2019 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>	Queen Way Self Storage & Fueling Station
<b>PROJECT NUMBER:</b>	LUA2019-001
<b>PROJECT LOCATION:</b>	10025 14 <sup>th</sup> St Ct E (Pierce County parcel no. 0420044150)
<b>PROPOSAL:</b>	<p>The project proposes to construct an approximately 79,000sf, 3-story, fully enclosed self-storage facility with an internal leasing office and associated site improvements. The site is currently vacant aside from a stormwater pond that was constructed as part of a previous clear and grade permit (LUA 2016-0013) on the site that will serve the proposed facility.</p> <p>A conditional use permit is required for the construction of a self-storage facility within the Business (B) Zoning District.</p> <p>The project also includes the <u>potential</u> construction of a 24/7 fueling station and convenience center for the purposes of reviewing environmental impacts, site landscaping, and tree retention. The construction of the fueling station is not being permitted with this approval and instead will be permitted under a future site plan review application. However, it is included for reference as the two facilities must adhere to conditions placed on future development from the clear and grade permit (LUA 2016-0013) and the City requested that the applicant show how the area could be developed and to analyze environmental impacts for the entire site.</p>
<b>PERMIT APPLICATION DATE:</b>	January 16, 2019
<b>NOTICE OF COMPLETE APPLICATION:</b>	January 30, 2019
<b>NEIGHBORHOOD MEETING DATE &amp; LOCATION:</b>	February 19, 2019 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</p>

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an EIS is prepared. A copy of the subsequent threshold determination may be obtained upon request.

<b>DOCUMENTS:</b>	Master Application, Title Report, SEPA Checklist, Site Plan, Landscaping Plan, Lighting Plan, Traffic Impact Analysis
<b>PERMITS/REVIEW REQUESTED:</b>	Major Site Plan Approval & Conditional Use Permit Approval
<b>PERMITS WHICH MAY BE REQUIRED:</b>	Clearing & Grading, Stormwater, Engineering & Utilities, Building Permit, Electrical Permit
<b>LOCATION WHERE APPLICATION MAY BE REVIEWED:</b>	Community Development Department 1000 Laurel St. Milton, WA 98354

Site Plan and Conditional Use Permit approval are both Process Type IV permits, which requires 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](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.

Site Plan/Landscaping Plan

