



## **NOTICE OF APPLICATION & NEIGHBORHOOD MEETING**

May 1, 2019

**Notice is hereby given** that the City will be conducting a **Neighborhood Meeting on June 5, 2019 at 6:30pm**. 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>	Bridge Point I-5 Seattle Lloyds Gravel Quarry
<b>PROJECT NUMBER:</b>	LUA2019-008 – LUA2019-0010
<b>PROJECT LOCATION:</b>	38000 Milton Road S (King County parcel nos. 322104-9130, -9137, -9148, -9150, -9151, -9152 and -9153; 750500-0005, -0010, -0030, -0050, -0065, -0070, -0090, -0105, -0125, -0130, -0140, -0150, -0160, -0185, -0200, -0215, -0245, -0255, -0260, -0270, -0275, -0280, -0285, -0290, -0365, -0380, -0390, -0400, -0430, -0435, -0450, -0460, -0480, -0485, -0490, -0495, -0500, -0555, -0580, -0590, -0600, -0605, -0615, -0620, -0650, -0655, -0660, -0665, -0700, -0705, -0710, -0715, -0720, -0725, -0900, -0915, -9125, and -9135)
<b>PROPOSAL:</b>	<p>The project proposes to develop a 118 acre site (the Lloyds gravel quarry) with a four industrial/warehouse buildings totaling approximately 2,043,024sf. Along with the building construction, the project will include demolition of existing structures, grade and fill activities, paved parking and truck maneuvering areas, landscaping, storm water facilities, water and sanitary sewer extensions, a street vacation, frontage road improvements, off-site roadway improvements along Milton Road/5<sup>th</sup> Avenue, and at the intersection of Milton Road/Porter Way and Porter Way/Pacific Highway. Buffer averaging is proposed for two on-site wetlands. Access will be provided off of Milton Road.</p> <p>The Lloyds gravel quarry is zoned Planned Development (PD) in the City of Milton which means that any proposed uses that are not already present on the site (surface mining, yard waste recycling, concrete crushing and public utilities) requires a master plan be submitted that shows the proposed development of the site and includes allowed uses, density, height, setbacks and other bulk regulations that will govern any future development of the site. The master plan process was put in place by the City in response to the environmental conditions on the site that would constrain future development. Rather than completing costly studies at the time the City's Comprehensive Plan was adopted, the PD District was created to allow an applicant to perform these studies at the time the property was ready to be developed.</p> <p>A Master Plan goes through a Type V Permit Process which include public notice, a neighborhood meeting, and an open record hearing before the Hearing Examiner. The City Council then conducts a closed record hearing and issues a decision approving, approving with modifications, remanding the application back to the Hearing Examiner for review, or denying the application.</p>

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May 1, 2019

The public may provide feedback on the application in writing, by attending the neighborhood meeting, or by testifying at the public hearing (to be scheduled at a later date).

**PERMIT APPLICATION DATE:** March 29, 2019

**NOTICE OF COMPLETE APPLICATION:** April 17, 2019

**NEIGHBORHOOD MEETING DATE & LOCATION:** May 29, 2019 at 6:00pm  
City of Milton Council Chambers, 1000 Laurel St., Milton, WA 98354

**SEPA:** 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.

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.

**DOCUMENTS:** Master Application, Pre-Application Meeting Notes, Civil Engineering Plans, Landscape and Irrigation Plans, Lighting Plan, Preliminary Site Plan, SEPA Checklists, Power Availability Letter, Water Availability Letter, Sewer Availability Letter, Geotech Report, Stormwater Site Plan, Stormwater Pollution Prevention Plan, Traffic Impact Analysis, Off-site Improvements Biological Evaluation, Off-site Improvements Wetland Assessment Report, On-Site Wetland Assessment Report

**PERMITS/REVIEW REQUESTED:** Master Plan Approval, Site Plan Approval, SEPA

**PERMITS WHICH MAY BE REQUIRED:** Clearing & Grading, Stormwater, Engineering & Utilities, Building Permit, Electrical Permit

**LOCATION WHERE APPLICATION MAY BE REVIEWED:** Community Development Department  
1000 Laurel St.  
Milton, WA 98354

Approval of Master Plan is a Process Type V 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.

