



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

July 6, 2020

**Notice is hereby given** that the City will be conducting a **Neighborhood Meeting on July 29, 2020 at 6:00pm**. 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.

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<b>PROJECT NAME:</b>	Milton Storage Lot/4514 LLC
<b>PROJECT NUMBER:</b>	LUA2020-0010
<b>PROJECT LOCATION:</b>	XXX 28 <sup>th</sup> Ave South (Pierce County parcel no. 0420041232)
<b>PROPOSAL:</b>	<p>The project proposes to construct a truck and trailer storage lot with space for 126 trucks/trailers. A 2,000sf modular office will be provided. Perimeter landscaping, a drainage facility and driveways to Meridian Avenue and 28<sup>th</sup> Avenue South will be provided. The site's frontage on 28<sup>th</sup> Avenue will be improved with half street improvements on the project side, including pavement, curb, gutter, sidewalk, street trees and street lighting.</p> <p>A traffic impact analysis has been provided for the project that shows approximately 16 PM peak our trips will be generated as a result of the proposed development.</p> <p>A prior application for this property showed the property as being used as "outdoor storage". A change of use in the review process led the City to deem that application withdrawn as the use of truck/trailer storage requires a conditional use permit. This is a new application for the property to be developed as a truck and trailer storage lot.</p>
<b>PERMIT APPLICATION DATE:</b>	June 5, 2020
<b>NOTICE OF COMPLETE APPLICATION:</b>	June 24, 2020
<b>NEIGHBORHOOD MEETING DATE &amp; LOCATION:</b>	<p>July 26, 2020 at 6:00pm</p> <p>Due to the COVID-19 pandemic, this meeting will be held virtually over <b>Zoom</b>. 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.</p> <p>Zoom Meeting <a href="https://us02web.zoom.us/j/84791801686?pwd=bHpFRXQ2Z0M1UHRTZWwhOMlJqM3dNZz09">https://us02web.zoom.us/j/84791801686?pwd=bHpFRXQ2Z0M1UHRTZWwhOMlJqM3dNZz09</a></p> <p>Meeting ID: 847 9180 1686 Password: 192635 Participate by phone by dialing (253) 215-8782, entering the meeting ID and password.</p>

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<b>SEPA:</b>	<p>The Responsible Official is expected to issue a Determination of Nonsignificance (DNS) 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, SEPA Checklist, Certificates of Power, Water and Sewer, Survey, Civil Engineering Plans, Landscape Plans, Lighting Plan, Site Plan, Traffic Impact Analysis, Drainage Report
<b>PERMITS/REVIEW REQUESTED:</b>	Major Site Plan Approval, Conditional Use Permit Approval, SEPA
<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

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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](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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Site Aerial



