



NOTICE OF LAND USE APPLICATION AND PUBLIC MEETING

Community Planning & Development
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Notice Mailed: January 27, 2015

File Number: 14-0161

Project Name: Parkside Plat on Cooper Point RD

Project Address: 2200 Block of Cooper Point RD NW

Project Description: Single phase preliminary plat proposal, subdividing one 30-acre parcel into 75 single family lots. The proposal includes site grading, utility installations such as on-site water, sanitary sewer, storm drainage, stormwater infiltration, and half and full-street improvements to Cooper Point Road and 20th Avenue.

**Neighborhood Meeting
February 11, 2015
Marshall Middle School
6:30 PM**

**First Comment Period
ends at 5:00 p.m. on
February 24, 2015**

Applicant: Will Gruner
The Holt Group, Inc.
PO Box 87970
Vancouver WA 98687-7970

Lead Planner: Catherine McCoy, Associate Planner
(360) 570-3776, cmccoy@ci.olympia.wa.us

How to Be Involved In the Review of This Project:

The City of Olympia has received a request for approval of the project described above. Except when in use, the application, plans and/or studies are available for review on regular business days at City Hall, 601 4th Avenue E, Olympia Washington.

Written Comment Period:

We invite your comments and participation in review of this project. Comments and inquiries regarding this proposal should be directed to Catherine McCoy, Lead Planner, of the Olympia Community Planning & Development Department at the above address. Failure to submit timely comments may result in an assumption of "no comment."

Neighborhood Meeting:

This proposal will be the subject of an informational meeting for the neighborhood to be hosted by City staff at Marshall Middle School, February 11, 2015, at 6:30 PM. Questions about both the proposal and the City's review procedure will be welcomed.

Notice of Public Hearing:

A public hearing is required prior to land use decision on this proposal. This hearing has not yet been scheduled, but the property will be posted and those receiving notification through the mail will receive additional notice once the hearing date is scheduled.

If you require special accommodations to attend and/or participate in any of these meetings or hearing, please contact Community Planning & Development by 10:00 a.m., 48 hours in advance of the date or earlier, if possible; phone: 360.753.8314; e-mail: cpdinfo@ci.olympia.wa.us. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.

The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources.

Appeal of the Decision

Upon written request, you will be provided with a copy of the decision regarding this project. Anyone who does not agree with the decision will have an opportunity to file an appeal of the decision. The appeal forms are available at the Community Planning & Development Department.

Other Information About This Project

Application Received: December 30, 2014

Application Vested: January 14, 2015

Project Permits/Approvals Requested or Required: Preliminary plat approval, civil engineering permit(s), building permits, right-of-way permits.

The applicant prepared the following project studies at the City’s request:

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| General Land Use Application, and Land Use Site Plan Supplement, 12/30/14 | SEPA Checklist, 12/30/14* |
| Geotechnical Site Plan, 11/17/14* | Stormwater Infiltration Evaluation, 10/1/07* |
| Hydrogeologic Assessment, 11/28/07* | Preliminary Stormwater Site Plan, TIA, 12/4/14 |
| Integrated Pest Management Plan, 2007 | Level V Tree Protection Plan, 3/13/07* |
| Mudminnow Report, 12/26/14* | Wetland and Stream Report, 12/26/14* |
| Civil Plan Set, 12/30/14 | |
| Landscaping Plan Set, 12/26/14 | |

Existing environmental documents evaluating this project include: Reports listed above with an asterisk (*).

Government programs providing funds for this project: N/A

Please note: At this time no determination of consistency with City or State plans, standards, or regulations has been made. At a minimum, this project is subject to the following: City of Olympia Comprehensive Plan, Olympia Municipal Code (OMC), Engineering Design and Development Standards (EDDS) and the Drainage Design and Erosion Control Manual for Olympia. OMC sections of particular interest include: Title 14 (Environmental Protection), Title 17 (Subdivision), and Title 18 (Zoning). This project must also conform to the State Environmental Policy Act (SEPA) and the State Shoreline Management Act.

This notice has been provided to **agencies, neighborhood associations, and neighboring property owners**. Lists of specific parties notified are available upon request.