



NOTICE OF APPLICATION & NEIGHBORHOOD MEETING

April 26, 2019

Notice is hereby given that the City will be conducting a **Neighborhood Meeting on May 29, 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.

PROJECT NAME:	Salvation Slavic Baptist Church
PROJECT NUMBER:	LUA2019-007
PROJECT LOCATION:	1707 23 rd Ave (Pierce County parcel no. 0420043007)
PROPOSAL:	<p>The project proposes to develop a 19.39 acre parcel with a 93,000sf church with 2,000 person sanctuary, 7,500sf gym, and a 26 classroom school. 530 parking stalls are proposed. An existing single-family residence on the property will be removed. The site includes two on-site category IV wetlands. The applicant intends to apply for a permit with the Army Corp to relocate the wetland in the northeast corner of the property to the southwest corner in accordance with a mitigation plan. Frontage improvements will be provided along the property's frontage on 23rd Avenue and Taylor Street. Stormwater will be detained and treated in an on-site detention pond. 230 trees are located on the property. 22% of the trees would be removed to allow for the proposed development. Three vehicular access to the site will be provided – one on Taylor Street and two on 23rd Avenue.</p> <p>A conditional use permit is required for the construction of a church within the Residential (RS) zoning district. The applicant has also applied for a variance to exceed the maximum height limit of 35' up to 45' for some portions of the structure.</p>
PERMIT APPLICATION DATE:	April 10, 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:	<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.

DOCUMENTS:

Master Application, Certificates of Water and Power Availability, Title Report, SEPA Checklist, Critical Areas Report, Site Plan, Landscaping Plan, Lighting Plan, Traffic Impact Analysis, Preliminary Stormwater Site Plan, Variance Criteria Response

PERMITS/REVIEW REQUESTED:

Major Site Plan Approval, Conditional Use Permit Approval, Variance 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

Site Plan approval, Variance approval 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. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

Site Plan



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Elevations



Front Perspective



Rear Sanctuary & Gym Perspective



Portico Perspective



School Perspective