



NOTICE OF LAND USE APPLICATION & PUBLIC MEETING

Attachment 12

Notice Mailed: September 14, 2018
File Number: 18-3670
Project Name: Copper Leaf Phase 2 Shoreline
Development Permit and Preliminary
Short Plat.
Project Address: 4410 Henderson Boulevard SE
Applicant: Capital City Developments, LLC
300 Deschutes Way SW, Suite 110
Tumwater, Washington
Lead Planner: Cari Hornbein, Senior Planner
Phone: (360) 753-8048
E-mail: chornbei@ci.olympia.wa.us

Neighborhood Meeting:
October 1, 2018
6:00 p.m.
Briggs YMCA
First Public Comment Period Ends:
September 28, 2018 at 5:00 p.m.
Public Hearing:
To Be Determined

Project Description: Subdivide a 6.4 acre parcel into seven duplex lots and a remaining lot for Copper Leaf Phase I (multifamily development). A portion of the project falls within the shoreline jurisdiction of Ward Lake and requires a Shoreline Substantial Development Permit.

Written Comment Period: We invite your comments and participation in review of this project. While the first comment period ends on September 28, 2018, the City encourages and accepts public comments up to and through the public hearing. Comments and inquiries regarding this proposal should be directed to Cari Hornbein, Lead Planner, of the Olympia Community Planning & Development Department at the above e-mail address or PO Box 1967, Olympia, WA 98507.

Neighborhood Meeting: This proposal will be the subject of an informational meeting for the neighborhood to be hosted by City staff at the **Briggs YMCA, City Hall, 1530 Yelm Hwy SE, Olympia, Washington, at 6:00 p.m. on Monday, October 1, 2018.** Questions about both the proposal and the City's review procedure will be welcomed.

Public Hearing: A public hearing is required as part of the review of this project, however it has not yet been scheduled. Prior to the hearing, the property will be posted and parties of record will receive additional notice once the hearing is scheduled.

If you require special accommodations to attend and/or participate in any of the above mentioned meetings, please contact Community Planning & Development Department 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.

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.

Other Information about This Project

Application Received / Deemed Complete: August 24, 2018

Project Permits/Approvals Requested or Required: Substantial Shoreline Development Permit, Preliminary Plat Approval, SEPA Environmental Review, Concept Design Review, and Engineering and Building Permits.

The applicant prepared the following project plans and studies at the City's request: Stormwater Site Management Plan, Drainage Report, Stormwater Pollution Prevention Plan (SWPPP), Wetland Report, Geotechnical Report, Environmental Checklist, Traffic Impact Analysis, Preliminary Plat Documents, Concept Design Review Plans, Preliminary Civil and Landscape Plans.

Government programs providing funds for this project: None

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).

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

