



## CITY OF CARNATION

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**DATE:** July 3, 2019  
**TO:** Interested Parties  
**FROM:** Amanda Smeller, City Planner  
**RE:** Preliminary Subdivision Application No. LP 19-0001  
Site Specific Rezone Application No. REZ 17-0001  
Shoreline Substantial Development Permit No. SSD 19-0001  
Special Use Permit No. SUP 19-0001

**NOTICE IS HEREBY GIVEN** that the City of Carnation has received the following permit applications and determined the application packet complete as of June 19, 2019.

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| Applicant Name:  | MainVue Homes   |
| Description of proposal:   | A proposed subdivision of approximately 33.75 acres in to 114 single family residential lots and 19 multifamily units with new public roads and 9 tracts. The proposal includes a Site-Specific Rezone of Light Industrial/Manufacturing (LI/M) and Service Commercial (SC) zoned property to the Residential 12 (R12) zone. The property will be accessed at two points off the east side of Tolt Avenue/Highway 203 (one north and one south of the fire station). Potable water and sewer service will be provided by the City of Carnation. |
| Location of the proposal:  | The property, currently configured as 3 parcels addressed as 3440, 3660, and 3700 Tolt Avenue, Carnation, Washington, is located adjacent to the east side of Tolt Avenue/Highway 203, south and east of the existing fire station. The parcels are assigned Assessor's Parcel Nos. 212507-9063, 212507-9062, and 212507-9035.  |
| Requested permits:   | Preliminary Subdivision Application No. LP 19-0001<br>Site Specific Rezone Application No. REZ 17-0001<br>Shoreline Substantial Development Permit No. SSD 19-0001<br>Special Use Permit No. SUP 19-0001  |
| Identification of existing environmental documents that evaluate the proposed project and location where the | SEPA Checklist (dated June 5, 2019)<br>Floodplain Habitat Assessment (dated February 9, 2017)<br>Critical Areas Assessment (dated January 17, 2017)   |

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| application and any studies can be reviewed:                      | See below for information on viewing these documents.  |
| Statement of the SEPA threshold determination and comment period: | A SEPA threshold mitigated determination of non-significance (MDNS) pursuant to WAC 197-11-350 is likely. The threshold determination will be issued at a future date. |
| Other permits that may be required:                               | Public Utility Extension, Right-of-Way Permit, Filling and Grading Permit, Storm Drainage Review Permit, Building permit(s).   |

A public hearing is required for this proposal pursuant to CMC 15.09.050. Once a hearing date has been scheduled for this application, further notice will be provided.

The decision on the proposal must be made no later than October 17, 2019 (120 days of the date of the determination completeness) EXCEPT as provided in *CMC 15.09.150 D.2*. Any interested person may submit comments on the preliminary plat, rezone, and special use permit within the 14-day comment period that ends on July 19, 2019 and/or for the shoreline substantial development permit within the 30-day comment period that ends on August 5, 2019. Additionally, written or oral comments may be presented at the public hearing which will be held at a date yet to be determined. Any person may also submit a written request to receive a notice of the decision once it is made.

All comments must reference the file number and applicant name and must be submitted to Carnation City Hall, 4621 Tolt Avenue, PO Box 1238, Carnation, WA.

This application and all relevant documents are available for inspection at Carnation City Hall, Monday thru Thursday, 9:00 a.m. to 4:00 p.m., and Friday 9:00 a.m. to 2:30 p.m. Any questions regarding this proposal should be directed to the Carnation City Planner, (425) 333-4192.