

**Property Owners:**

17718 Gem Heights Drive LLC  
PO Box 111088  
Tacoma, WA 98411-1088

**Agent:**

Casey + DeChant Architects LLC  
5521 100<sup>th</sup> Street SW, Suite A  
Lakewood, WA 98499

**Project Location:**

17718 Gem Heights Drive East in Council District #3

**Tax Parcel Number:**

0419336002

**County Contact:**

Adonais Clark, Senior Planner  
[aclark@co.pierce.wa.us](mailto:aclark@co.pierce.wa.us) (253) 798-7165

**To Comment:**

Send written comments, with application name and number, to:

Pierce County Planning and Land Services  
Current Planning, Suite 175  
2401 South 35<sup>th</sup> Street  
Tacoma, Washington 98409

You may request notice of any applicable public meeting, hearing, or copy of the final decision in the comment letter.

**Written comments will be accepted until 4:30 p.m. on January 2, 2015.**



Pierce County Planning and Land Services  
2401 South 35<sup>th</sup> Street  
Tacoma, WA 98409



**Pierce County**  
Department of Planning and Land Services  
2401 South 35<sup>th</sup> Street  
Tacoma, Washington 98409-7460

(253) 798-7037

**December 5, 2014**

**Notice of Application**

**Site Development Permit:  
Silver Creek Apartments**

**Application Numbers:  
791936, 791938, 791932**

*Pierce County online information:*  
<http://palsonline.co.pierce.wa.us/palsonline/permitinfo?applPermitId=791936>



**Proposed Action:**

Construct an apartment complex consisting of 182 units in thirteen (13), 3-story buildings, seven (7) carports, and a recreation facility with a manager's unit on a 9.1 acre parcel.

**Complete Application Date:**

November 21, 2014

**Permits/Review Requested:**

Site Development permit  
Class IV-General forest practices permit  
SEPA Checklist (SEPA)

**Other Permits Which May Be Required:**

Building Permits

**Requested Studies:**

Unknown at this time

**Applicable Regulations:**

Site Development and Stormwater Drainage Development Regulations:  
General Provisions, Zoning, Site Development, Environmental, Critical Areas, Land Division and Boundary Changes, Forest Practices, Design Standards & Guidelines

**State Environmental Policy Act:**

An Environmental Checklist has been submitted.

**Community Plan Area:** South Hill

**Zone Classification:** The parcel is designated "Phase 7 C-3-PDD" by the Silver Creek Master Development Plan. The proposed multifamily use is permitted outright in the C-3 zone. Development of property in Silver Creek is regulated by the Silver Creek Master Development Plan, by Chapter 18.10, Pierce County Zoning Code of Title 18, Land Use Regulations, by Chapter 15.28 Sign Code and by various Hearing Examiner decisions relating to the Silver Creek PDD. The parcel is zoned Commercial Center (CC) and classified Master Planned Community (MPC) under Title 18A, Zoning. Multifamily housing is allowed outright in the CC zone classification.

**Public Hearing:**

In accordance with the conditions of approval imposed on the project by the Hearing Examiner a copy of the proposed development plans will be sent to the Hearing Examiner following the completion of the SEPA environmental review process. The Hearing Examiner will determine if a public hearing should be required to review the proposed final development plans.

**Land Use Advisory Commission Meeting:**

Not Required

**Proposed Site Plan**

