

Property Owners:

Silver Creek Project, LLC
3322 – 164th Street SW
Lynnwood, WA 98087

Agent:

Tres Kirkebo
Apex Engineering
2601 South 35th Street, Suite 200
Tacoma, WA 98409

Project Location:

Between 176th Street East and 192nd Street East,
and between 86th Avenue East and approximately
97th Avenue East, Puyallup, WA

Within Section 33, T19N, R4E, W.M., in Council
Districts #1 and #3.

Tax Parcel Number:

N/A

County Contact:

Adonais Clark, Senior Planner
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 35th 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 April 15, 2015**



Pierce County Planning and Land Services
2401 South 35th Street
Tacoma, WA 98409



Pierce County
Department of Planning and Land Services
2401 South 35th Street
Tacoma, Washington 98409-7460

March 18, 2015

**Notice of Application
and
Public Meeting Notice**

**Major Amendment: Silver Creek
Master Planned Community /
Z48-89 / PDD**

**Application Number:
798853**

**Submittal Documents
798861**

Submittal information:
<http://palsonline.co.pierce.wa.us/palsonline/permitinfo?applPermitId=798861>



Proposed Action:

Extend the time period to develop property within the Silver Creek MPC by another 5 years, or until March 24, 2020, under the rules and regulations in effect at the time the project applications were submitted in 1989, and the conditions of approval established by the Hearing Examiner in his Report and Decision on the Five-Year Review – Silver Creek Master Planned Community/Z48-89/PDD, dated February 7, 2003. Condition number 9 of the Hearing Examiner’s Report and Decision on the Five-Year Review – Silver Creek Master Planned Community/Z48-89/PDD stated, **“To provide the public with assurances that the project will progress in a timely manner, the project in total shall be completed within twenty (20) years of the effective date of this decision entered in connection with the 1994 review of the project. This time period may be extended with a request from the applicant. The request shall be processed as a Major Amendment requiring a public hearing.”** The effective date is March 24, 1995 with an expiration date of March 24, 2015.

Two parcels remain undeveloped within Silver Creek. Building permit applications have been submitted on one of the two undeveloped parcels (#0419336002/Phase 7 of Silver Creek) to construct a 182-unit apartment complex. These permit applications vest the proposal under the rules and regulations in effect at the time the project applications were submitted in 1989, and the conditions of approval established by the Hearing Examiner in his Report and Decision on the Five-Year Review – Silver Creek Master Planned Community/Z48-89/PDD, dated February 7, 2003.

This Major Amendment application was submitted by the property owners of the other undeveloped parcel in Silver Creek (#6021961470/Phase 11 of Silver Creek) on which a Major Amendment application to amend the zone classification of the parcel to allow the development of a 42,400 square foot fitness center, a 24,000 square foot professional office space and personal services building, and a 6,010 square foot retail building with a drive-thru was recently submitted. No development permit applications have been submitted on this parcel, however, so the proposed development is not vested under the rules and regulations in effect at the time the project applications were submitted for Silver Creek in 1989.

Complete Application Date:

February 27, 2015

Permits/Review Requested:

Major Amendment

Other Permits Which May Be Required:

Unknown at this time

Requested Studies:

Unknown at this time

State Environmental Policy Act:

SEPA Review not required for this application

Existing Site Plan:

Can be found at this link:

<http://palsonline.co.pierce.wa.us/palsonline/permitinfo?applPermitId=798861>

Under the Documents tab

Applicable Regulations:

Chapter 18.10, Pierce County Zoning Code of Title 18, Land Use Regulations

Chapter 15.28, Sign Code

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

Community Plan Area: South Hill**Zone Classification:**

Silver Creek was approved in 1990 by the Pierce County Hearing Examiner under the 1962 Comprehensive Plan and the Pierce County Zoning Code, Chapter 18.10. The original project included a mixture of single-family residential, commercial, and multi-family areas. The entire Silver Creek community was subsequently designated MPC by the 1994 Pierce County Comprehensive Plan. Development within Silver Creek is governed by the latest approved Silver Creek Master Development Plan, the requirements of Chapter 18.10, Pierce County Zoning Code, by Chapter 15.28 Sign Code and by various Hearing Examiner decisions relating to Silver Creek.

Public Hearing:

Notice will be sent prior to the public hearing date and will include the exact place, time, and date of the public hearing.

Public Meeting Notice**Land Use Advisory Commission Meeting:**

May 4, 2015, at 7:00 pm

South Hill Advisory Commission

Central Pierce Fire & Rescue Station 69

1721 - 110th Avenue East

South Hill, WA