



CITY OF PACIFIC



NOTICE OF PUBLIC HEARING

FILE NOS: SHR-22-001, REZ-22-001, SEP-22-008

DESCRIPTION OF PROPOSAL: The SeaPort Mosby property is an undeveloped 20.51-acre site consisting of two parcels, parcel numbers 362104-9077 and 362104-9016. The public hearing is for approval of a shoreline substantial development permit and to rezone the property from Residential Open Space (RO) to Light Industrial with MIC overlay (LI MIC).

The project consists of construction of a 379,663 square foot high-cube warehouse building which would function as the seventh and last building in the SeaPort Logistics Center development, and the only building within City of Pacific limits. Access to and from the subject site would be located southerly via two internal connections with SeaPort Buildings 1-6 to 8th Street E/Steward Road SE, which are located wholly within the City of Sumner. A total of 46 truck-trailer parking stalls and 228 auto parking stalls (including four ADA stalls near building entrances) would be provided onsite. A stormwater detention pond would be located in the southwest corner of the lot, as well as underground facilities in the parking lot. Water and sewer service will be provided by the City of Sumner and the stormwater system conveys downstream to the City of Sumner; therefore, water, sewer and stormwater are designed to the City of Sumner standards.

The property is located within 200 feet of the Ordinary High Water Mark (OHWM) of the White River in the Shoreline Commercial Environment, therefore the project is subject to a Shoreline Substantial Development Permit. The OHWM follows the western toe of the levee slope. The site plan meets City code requirements for maximum lot coverage within 200 feet of the OHWM (12 percent); and impervious surface within 100 feet of the OHWM (20 percent). Pedestrian connectivity to the shoreline is provided as shown on the Circulation Plan. It includes a path connection to a gate in the perimeter fence at the southwest corner of the property. A SEPA Mitigated Determination of Nonsignificance was issued on October 21, 2022.

PROPONENT: Dennis L. Rattie, Tarragon LLC, 601 Union St, Suite 3500, Seattle, WA 98101, drattie@tarragon.com, 206-233-9600

AGENT/CONTACT: Lisa Klein, AICP, AHBL, 2215 N 30th St, Tacoma, WA 98403, lklein@ahbl.com, 253-383-2422

LOCATION OF PROPOSAL: 5635 and 5621 A St SE, to the west of the Burlington Northern Railroad and to the east of the White River. In NE ¼ of the SE ¼, and the SW ¼ of the SE ¼ of Section 26, Township 21N, Range 04E. (King Co Tax Parcels 362104-9016 and 362104-9077).

PUBLIC HEARING DATE:

The Hearing Examiner will conduct a public hearing on this proposal on **Wednesday, August 30, 2023** beginning at **6:00 PM or as soon thereafter.**

MEETING LOCATION: City Hall Council Chambers
100 3rd Ave. SE
Pacific, WA 98047
(253) 929-1110

COMMENT PERIOD: Persons wishing to comment on this application should submit comments within fourteen (14) days of the date of this notice posting, or by 5:00 p.m. on Friday, September 1, 2023.

Detailed information and copies of this proposal are available to the public for review upon request. For further information, contact the following staff.

STAFF CONTACTS: Mark Newman, AICP
Community Development Director
mnewman@ci.pacific.wa.us

Chris Farnsworth
Associate Planner
cfarnsworth@ci.pacific.wa.us

ADDRESS: Department of Community Development
100 3rd Ave. SE
Pacific, WA 98047
(253) 929-1110

DATE ISSUED/PUBLISHED IN THE AUBURN REPORTER: AUGUST 18, 2023