

TO: City of Tumwater Hearing Examiner
FROM: Alex Baruch, Senior Planner
DATE: January 29, 2025
SUBJECT: TUM-24-1446 Vista Views at Black Lake Phased Preliminary Plat and Infrastructure Exception

1) Recommended Action:

Staff recommends approval of the Phased Preliminary Plat and Infrastructure Exception subject to the conditions outlined in this staff report.

2) Background:

Applicant requests approval to construct 184 single family plat in a phased development. An infrastructure exception is required due to utilities proposed to be constructed adjacent to critical areas and critical area buffers.

3) Alternatives:

- Approve Case No. TUM-24-1446 with recommended conditions
 - Approve Case No. TUM-24-1446 with amended conditions
 - Deny Case No. TUM-24-1446
 - Remand Case No. TUM-24-1446 to staff for further analysis
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4) Attachments:

- Exhibit 1. Staff Report January 22, 2025
- Exhibit 2. Preliminary Plat 11-18-2024
- Exhibit 3. Vicinity Map
- Exhibit 4. Zoning Map
- Exhibit 5. Public Notice Certification 01-21-2025
- Exhibit 6. Notice of Application 10-18-2024
- Exhibit 7. Mitigated Determination of Non-significance with SEPA Checklist 12-20-2024
- Exhibit 8. Public Hearing Notice 08-16-2024
- Exhibit 9. Notice of Application Public Comments (Exhibits 9A-9S)
- Exhibit 10. SEPA Public Comments (Exhibits 10A-10W)
- Exhibit 11. Public Hearing Public Comments (Exhibits 11A-11B)
- Exhibit 12. Critical Area and Wetland Mitigation Plan 08-08-2024
- Exhibit 13. Critical Area Advanced Studies Stand Alone 06-14-2023
- Exhibit 14. Critical Area Pump Station Mitigation Plan 09-20-2024
- Exhibit 15. Preliminary Drainage Report 10-01-2024
- Exhibit 16. Gopher Report 10-30-2022
- Exhibit 17. Gopher Report 08-18-2023
- Exhibit 18. Gopher Report 07-30-2024
- Exhibit 19. Transportation Impact Analysis 11-22-2024
- Exhibit 20. Concurrency Ruling 12-02-2024
- Exhibit 21. Safe Walks to School Analysis 10-01-2024
- Exhibit 22. Tree Retention and Replacement Plan 10-01-2024
- Exhibit 23. Water Sewer Availability Letter 10-01-2024
- Exhibit 24. Project Narrative 10-01-2024
- Exhibit 25. Plat Name Certificate 10-01-2024
- Exhibit 26. Pearsall Recorded Graded Easement 10-01-2024

- Exhibit 27. Pearsall Recorded Waterline Easement 10-01-2024
- Exhibit 28. Easement Agreement 10-01-2024
- Exhibit 29. Preliminary Civil Plans 10-01-2024
- Exhibit 30. Chapter 18.10 Single Family Low Density Residential Zone District
- Exhibit 31. Maps from General Sewer Plan