



Community Development
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-4180

NOTICE OF APPLICATION
Vista Views at Black Lake Preliminary Plat
Permit No. TUM-24-1446
October 18, 2024

Proposal: The applicant proposes to subdivide approximately 54.36 acres into 184 lot single family subdivision in two phases.

Applicant: Rob Rice Homes, Rob Rice, 1868 State Ave NE, Olympia, WA 98506.

Representative: Hatton Godat Pantier, Chris Carlson, 3910 Martin Way E, Ste B, Olympia, WA 98506.

Location: Two parcels totaling 54.36 acres located at 3717 49th Ave SW and 3825 58th Lane SW, Tumwater, WA 98512. Tax Parcel Numbers 12832310700 and 12832310800.

Complete Application: Application submitted: October 1, 2024. Application deemed complete: October 14, 2024.

Project Permit/Approvals: The following permits and approvals may be required: Preliminary Plat Approval, Wetlands Infrastructure Exemption, Transportation Concurrence, State Environmental Protection Act Determination, Final Plat Approval, Design Review Approval, Landscape Plan Approval, On-site Lighting Approval, Building Permit, Site Development/Grading Permit, Sign Permits and NPDES Permit.

Environmental Documents Relating to the Project: A completed environmental checklist and related reports were submitted. Persons receiving this notice will be informed about the City's threshold determination when it is issued.

Determination of Consistency: No determination of consistency with City of Tumwater or State of Washington plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: Tumwater Comprehensive Plan, Tumwater Land Division Code, Tumwater Zoning Code (TMC Title 18), Tumwater Environmental Policy Ordinance (TMC 16.04), Tumwater Design Guidelines, Tumwater Drainage Design and Erosion Control Manual, and the International Building Code.

Public Hearing: A public hearing is required for this project.

Public Comment Period: The 14 day comment period ends at 5:00 p.m. on November 1, 2024. Written comments may be submitted to City of Tumwater Community Development Department, Attn: Alex Baruch, 555 Israel Road SW, Tumwater, WA 98501, or email abaruch@ci.tumwater.wa.us.

If you have any questions or would like additional information, please contact Alex Baruch, Associate Planner, at 360-754-4180.