

TO: City of Tumwater Hearing Examiner
FROM: Tami Merriman, Permit Manager
DATE: May 12, 2023
SUBJECT: Sunrise Hills Preliminary Plat TUM-21-0551

1) Recommended Action:

Staff recommends the preliminary plat be approved, subject to conditions of approval outlined in this staff report.

2) Background:

Applicant requests preliminary plat approval to subdivide 10.72 acres into 36 single-family lots, with 7 tracts, as a Clustered Subdivision.

3) Alternatives:

- ☐ Approve Case No. TUM-21-0551
 - ☐ Approve Case No. TUM-21-0551 with additional conditions
 - ☐ Deny Case No. TUM-21-0551
 - ☐ Remand Case No. TUM-21-0551 to staff for further analysis
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4) Attachments:

- Exhibit 1 Staff Report 05-12-2023
- Exhibit 2 Vicinity Map
- Exhibit 3 Zoning Map
- Exhibit 4 Preliminary Plat Application 03-22-2021
- Exhibit 5 Preliminary Plat Map 11-23-2022
- Exhibit 6 Public Notice Certifications May 12, 2023
- Exhibit 7 TUM-19-0317 Staff Report 08-23-2019
- Exhibit 8 Hearing Examiner Decision 09-20-2019
- Exhibit 9 Hearing Examiner Reconsideration and LUPA Appeal
- Exhibit 10 DNS and Checklist 06-27-2019
- Exhibit 11 Public Works Director Concurrency Ruling 05-08-2019
- Exhibit 12 Tree Plan 09-20-2018
- Exhibit 13 Plat Name Certificate 04-22-2023
- Exhibit 14 Geotech Report 09-04-2018
- Exhibit 15 Notice of Application Comments 06-18-2021
- Exhibit 16 Notice of Application Comments May 2023
- Exhibit 17 Preliminary Stormwater Site Plan 02-21-2023
- Exhibit 18 Water Sewer Availability 05-10-2023
- Exhibit 19 Tumwater School District Comment 8-23-2019