



## DEPARTMENT OF COMMUNITY DEVELOPMENT

# Major Development Projects – Council Report

**May 8, 2006**

Pursuant to Section 17.07.010, a Major Development review process is an additional review requirement for those projects that are determined by the City Council to be of such magnitude or sensitivity that special review is needed to determine consistency with the City's Comprehensive Plan and to insure that potential impacts are fully mitigated before project approval is granted. As stated in Section 17.07.020.B, Major Development review is a requirement for proposed development projects that meet any of the following conditions:

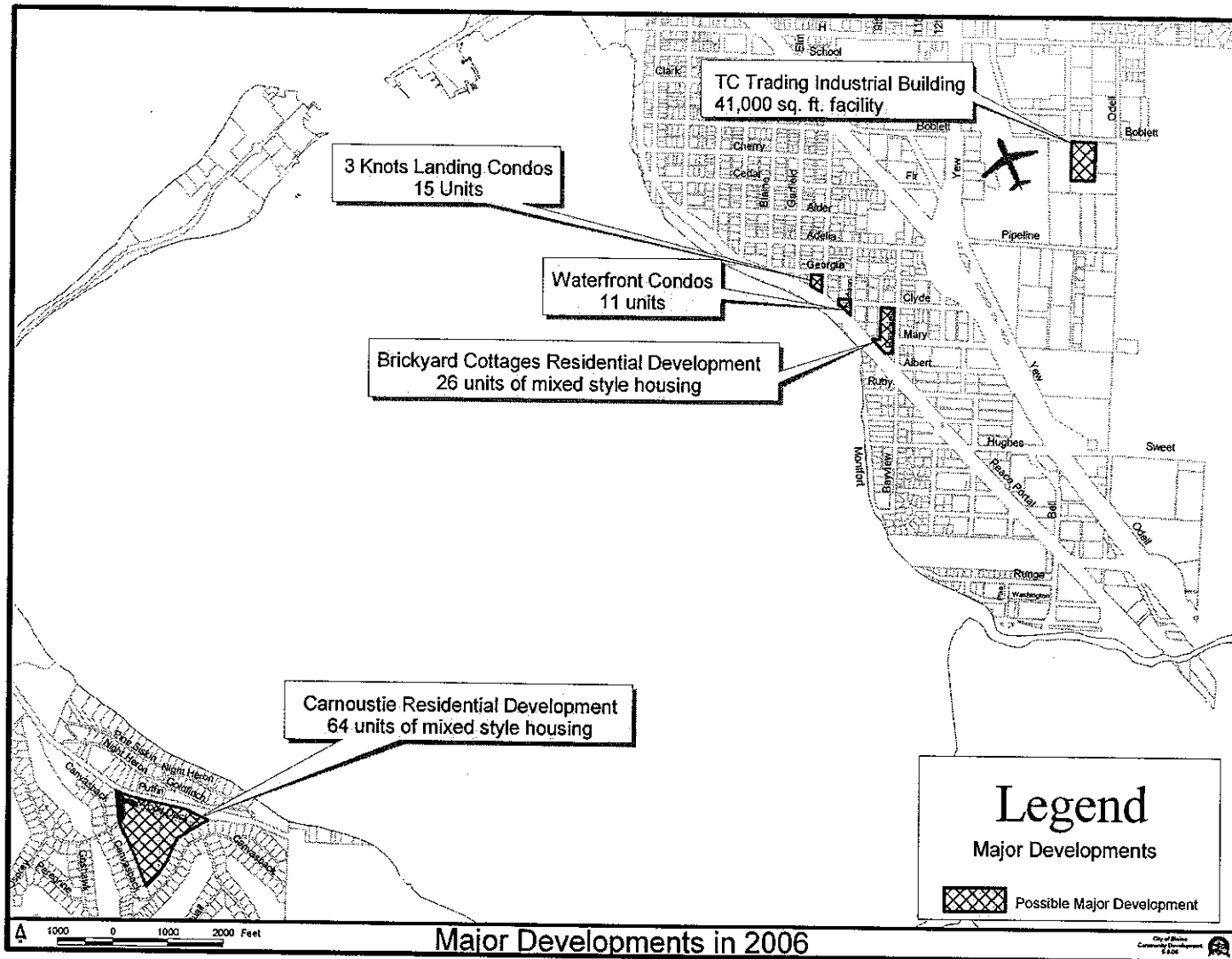
1. **Residential subdivisions:** 25 lots or greater
2. **Multifamily dwellings** 25 units or greater
3. **Motel/hotel:** 50 units or greater
4. **Retail floor area:** 50,000 square feet or greater
5. **SEPA Review:** When an EIS is required

Additionally, as stated in Section 17.07.020C:

**the City Council may declare any development proposal a Major Development, when, in its judgment, the proposed development is of such magnitude, complexity or sensitivity that final review and approval is necessary by the Council to fully anticipate and mitigate potential impacts to the natural environment of the city, and to protect the health, safety and general welfare of the community in a manner consistent with the City's Comprehensive Plan and development regulations.**

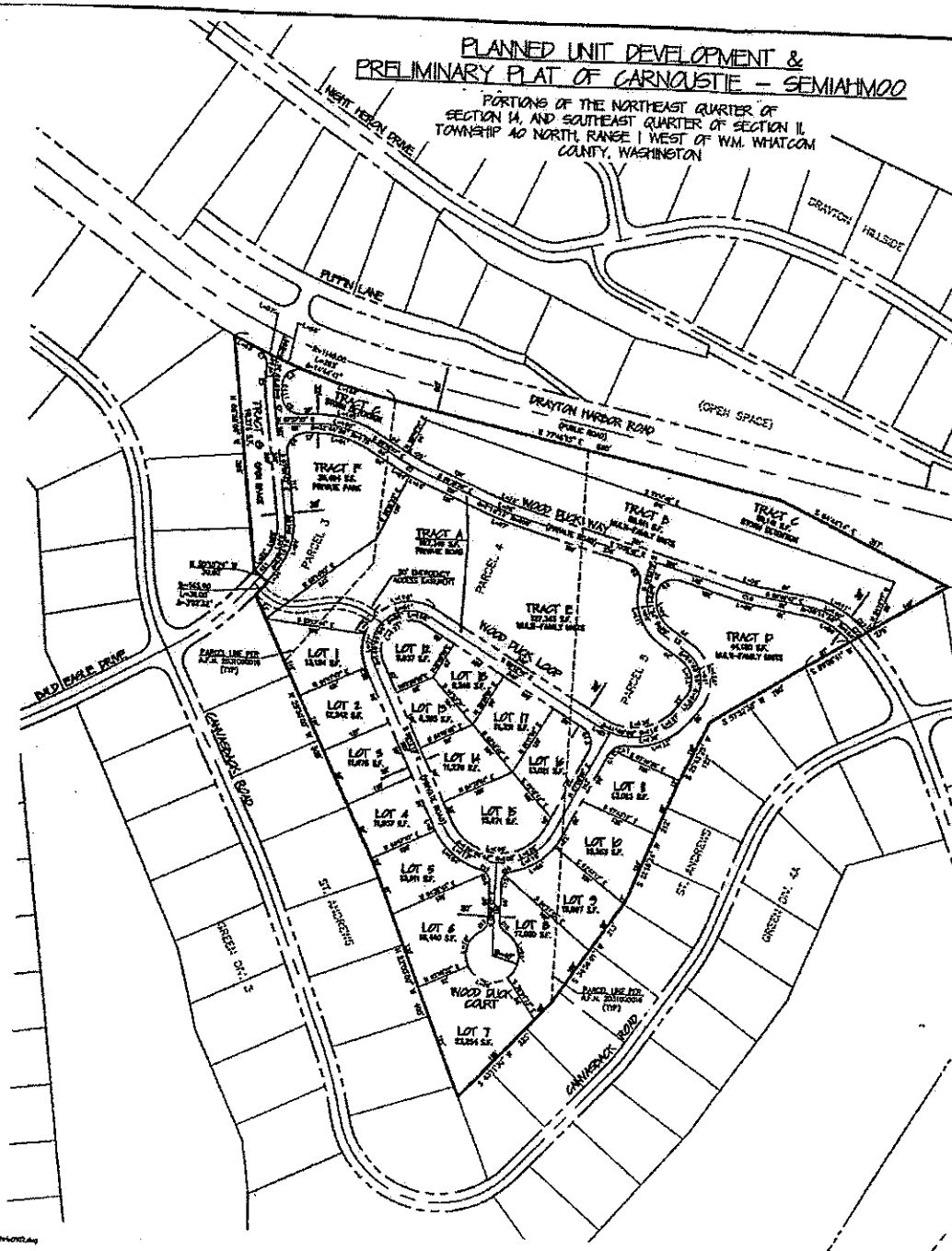
As such it is staff's responsibility to alert Council of all development proposals early in the review process. Upon a determination that a project requires Major Development review, staff will notify the applicant.

There are five (5) proposed development projects that are included in this report. **None of these proposals exceed the review thresholds requiring Major Development review:**



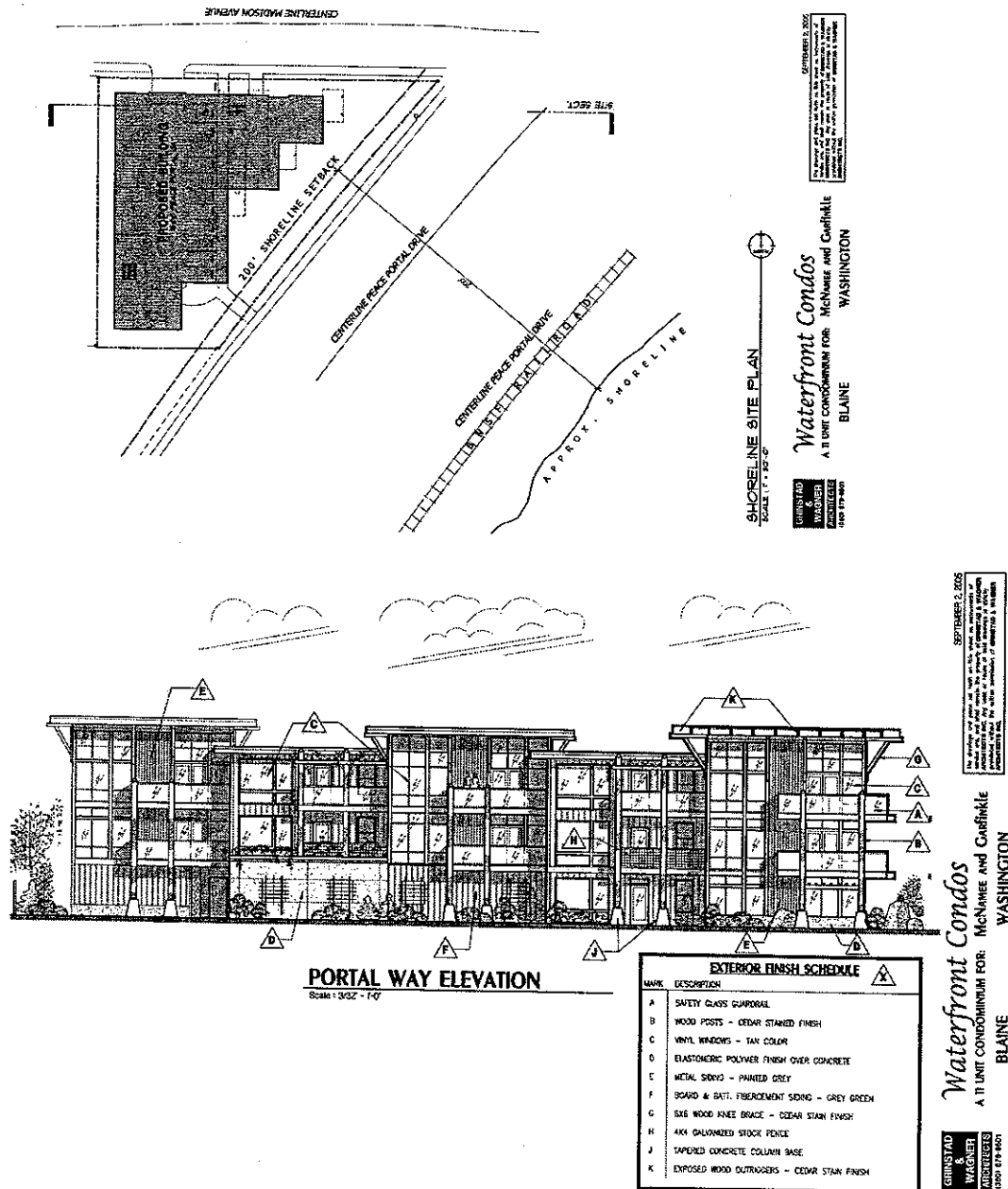
## Proposed Project #1 - Carnoustie Development

Project Description	Location	Staff Comments
The project consists of 18 single-family detached homes, 5 duplex buildings 10 units and 9 townhouse four-plex buildings 36 units. The subject property is approximately 16.25 acres in size.	Wood Duck Way	<b>Magnitude:</b> Does not exceed threshold for Major Development review.



## Proposed Project #2 – Waterfront Condos

Project Description	Location	Staff Comments
Conditional use permit for the construction of a three story, 11 unit condominium building.	1600 Peace Portal Drive	<b>Magnitude:</b> Does not exceed the major development review thresholds.



### Proposed Project #3 – 3 Knots Landing

Project Description	Location	Staff Comments
The project consists of 12 condo units and 3 townhouse units.	Corner of Peace Portal Drive and Mitchell Avenue.	<b>Magnitude:</b> Does not exceed threshold for Major Development review.



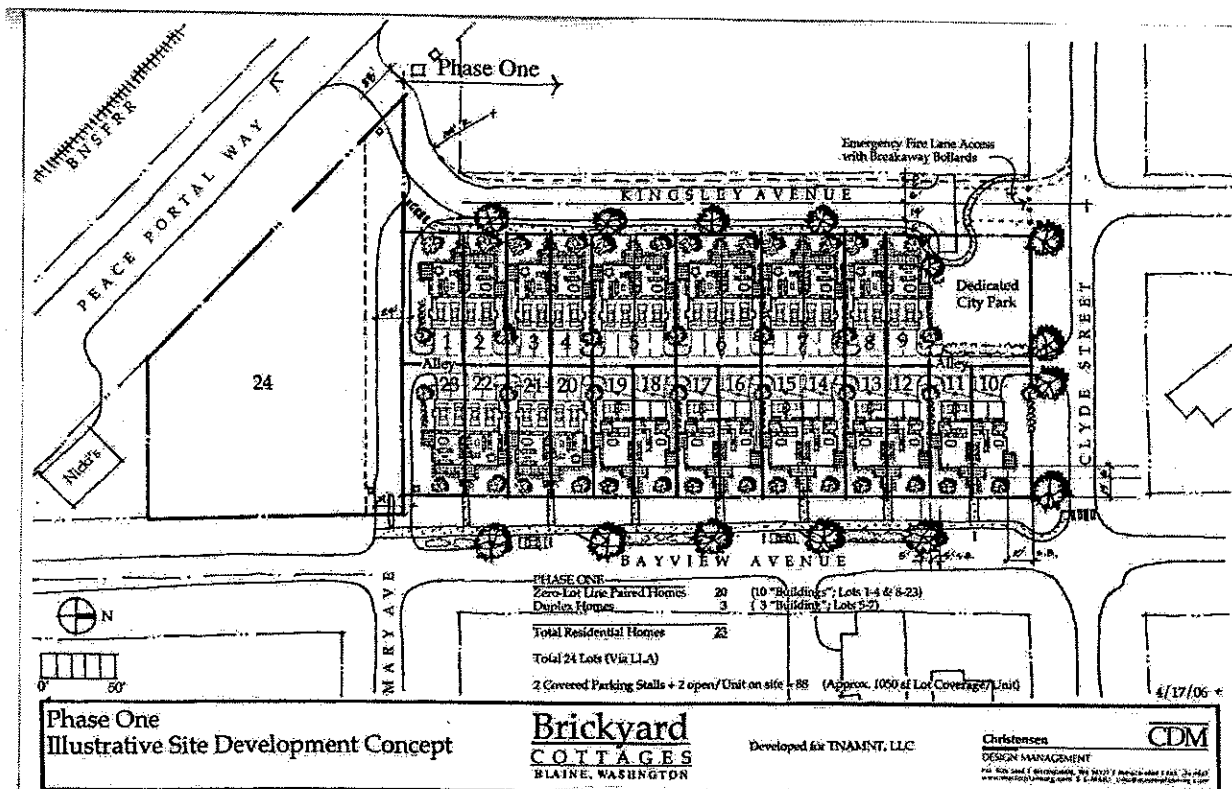
**MULLER VERRET** professional  
building  
design, inc.  
(360) 752-1480

**3 KNOTS**  
at LAST'S END

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PRESENTATION ART STUDIO

## Proposed Project #3 – 4 Brickyard Cottages

Project Description	Location	Staff Comments
A mixed style residential plat consisting of 26 units.	Corner of Peace Portal Drive and Bayview Avenue.	<b>Magnitude:</b> Does not exceed threshold for Major Development review.



## Proposed Project #5 – TC Trading

Project Description	Location	Staff Comments
41,000 sq. ft. Industrial facility	Boblett Street	<b>Magnitude:</b> Does not exceed the major development review thresholds.

