

**Swinomish Indian Tribal Community
Planning and Community Development Department**

**Notice of Public Hearing -
Major Development; Tallawhalt Phase II Subdivision, File #2238**

Notice is hereby given that Robert McGaughey, on behalf of the Swinomish Indian Tribal Community, has filed application #2238 for long plat division of land within the Swinomish Indian Reservation. The application was filed pursuant to the requirements of Chapter 20-04 of the Swinomish Tribal Code, Subdivisions and Binding Site Plans. Pursuant to the application, the applicant also proposes to establish a public use lot within the short plat to be dedicated for fire protection services. Information pertinent to this application is as follows:

Project Proponent: Swinomish Indian Tribal Community, Agent: Robert McGaughey.

Location of Proposed Plat: Parcels P20867, 17167 Reservation Road, in Section 36, Township 34N, Range 2E, Swinomish Indian Reservation, Skagit County, Washington.

Applicable Zoning: This project is located within the Swinomish Village Urban Residential District, as designated under the Swinomish Zoning Ordinance and Official Zoning Map approved June 1, 2004.

Project Description: Long plat subdivision of 4.1 acres to construct infrastructure of roads (91,566 sf) and sidewalks, gravity sanitary sewer main (3,700 lf) and service laterals, domestic water main (2,600 lf) and service connections, storm water collection and drainage system (6,700 lf), electrical, communication and natural gas utilities to support construction of 50 homes for the development of Tallawhalt Phase II Subdivision. The area to be cleared for this construction phase is 4.1 acres and 11,000 cubic yards of soil excavated for road and utility construction. *Application documents and written comments are available for public inspection. Copies of all documents submitted by an applicant be on file in the Planning and Community Development Department where they shall be available for public review and copying at reproduction cost during regular business hours.*

Required Approvals and Permits: Long plat subdivision approval, Zoning Variance approval, Determination under the Tribal Environmental Policy Act, and Major Development Permit approval for construction of infrastructure.

Applicable Regulations: STC Chapter 20-03 – Zoning; STC Chapter 20-04 – Subdivisions and Binding Site Plans; STC Chapter 19-01 – Tribal Environmental Policy Act, STC Chapter 21-01 – Regulating Archaeological and Cultural Resources.

In accordance with STC 20-03 and 20-04, a public hearing on this application has been scheduled with the Swinomish Planning Commission at 10:30 a.m. on Thursday, March 28, 2019, in the Tribal Senate meeting room of the Tribal Administrative Building, 11404 Moorage Way, LaConner, Washington, for the purpose of determining action on the application. Persons desiring to comment on the proposed action should submit comments in writing to the Swinomish Office of Planning and Community Development, 11430 Moorage Way, La Conner, WA, 98257.

Written comments must be received by: 6:00 p.m., February 28, 2019.

Responsible Official: Zam DeShields, AICP, Planning Director

Contact Person: Tara Satushek, AICP, Senior Planner

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