

Rivertown Townhomes
Neighborhood Meeting Notes
October 3, 2023

1. Opened the Neighborhood Meeting at 5:30 pm. The meeting was online on time but took a few minutes to get the audio working in Zoom.
2. Attendees:
 - Amy Rusko – City Staff
 - Ameresia Lawlis – City Staff
 - Jennifer Benton – Neighboring Property Owner
 - Joe Brandvold – Property Owner
3. Presentation of Project:
 - A PowerPoint presentation was shown by city staff that included a summary of the project including the following:
 - Location of project – 416 and 422 East Gilman Avenue
 - Proposal processed as a Unit Lot Subdivision, which means each lot can be individually sold as a fee simple lot.
 - Project consists of 6 duplexes on a total of 12 lots.
 - Existing trees and residential homes are to be removed.
 - Frontage improvements along N. Talcott to be installed
 - Showed site plan layout, landscape plan, and elevations.
 - Provided an overview of the permitting process for the project.
4. Citizen Questions and Comments
 - Jennifer asked a few questions about the proposal.
 - She could not tell from the site plans if they are proposing any major excavation on the site besides the removal of the trees. She stated that back in 2015 there were some plans that she had seen where they were proposing the main entrance on Gilman Avenue and digging out the entire hillside. With the current plans it appeared they have flipped that idea and have the main access off the alley.
 - Joe responded to the question and stated that was correct. The residential homes would have access from the alley and enter the residence from that point.
 - The city added that the developer is required to provide a pedestrian walkway from Gilman Avenue to the residential home. A “front” door is required to face the public road of Gilman Avenue per the city’s design standards.
 - She asked if the property had been surveyed and staked? She is curious because there is a large Birch tree that she is concerned about that she believes is on her property. If the root system of the tree is damaged by the clearing and grading of the site, she is asking that it be removed with the project.
 - Joe responded that a survey and staking will be completed and they can meet on-site to discuss the tree and its location relative to proposed site improvements.
 - The city concurred that if the tree is damaged by construction that it can be removed with the project.
 - She stated that she may have built her fence over the property line and will wait for the survey and for a meeting on-site before a final conclusion is made. She is willing to move the fence but needs to know where it should go.
 - Joe responded that after the survey is staked, he can meet on-site and they can discuss the fence location.
 - The city concurred and offered to meet on-site as well, if needed.

RIVERTOWN TOWNHOMES UNIT LOT SUBDIVISION

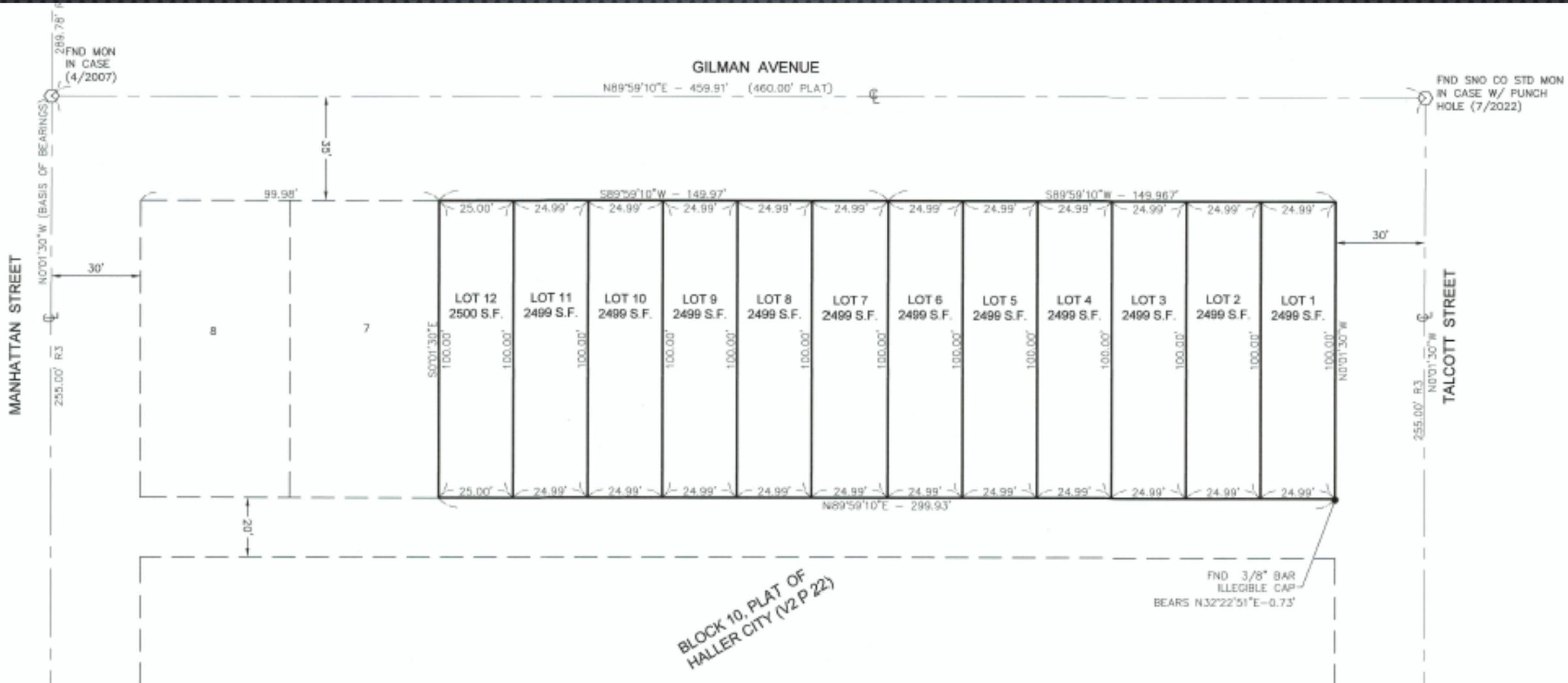
NEIGHBORHOOD MEETING

OCTOBER 3, 2023

PROJECT INFORMATION

- Project is proposed on two existing parcels located at 416 & 422 East Gilman Avenue
- Proposal is being processed as a Unit Lot Subdivision for Fee Simple Lots for each unit
- Project consists of six duplexes on a total of twelve lots
- The existing trees and residential homes are to be removed from the site
- Frontage improvements along N. Talcott are to be installed

PRELIMINARY PLAT MAP



ELEVATIONS



ELEVATIONS



PRELIMINARY UNIT LOT SUBDIVISION REVIEW PROCESS

- Preliminary Unit Lot Subdivision Review
 - City Review Comments Issued 9-12-2023
 - Resubmittal from Applicant
 - Additional Review and Resubmittal, as necessary
 - SEPA Determination
 - Hearing Examiner Public Hearing
 - Notice of Determination
- Design Review Board
 - City Review Comments Issued 9-12-2023
 - Resubmittal from Applicant
 - Additional Review and Resubmittal, as necessary
 - Design Review Board Approval (Planning Commission)

ADDITIONAL PROJECT REVIEW PROCESS

- Civil Permit Application and Review
 - Grading, Tree Removal, Utilities, Stormwater Drainage, Roadways, and Frontage Improvements
- Final Unit Lot Subdivision Application and Review
- Building Permit Application and Review