

Four Oaks FAQ • Public Hearing March 22 - 5:30pm

Q: What is the Four Oaks Development?

The Four Oaks development is a proposal for a 31-lot residential planned unit development (R-PUD). An R-PUD provides flexibility for implementation of residential site plans that address diversity in housing types. It is a type of development that by code allows for development of compatible appearance of the streets within and carefully designed lot configurations, as well as open space and diversified living environments.

Q: How will this development provide for diverse housing?

One third of the development is planned as housing that will provide for affordable home ownership opportunities. The affordability is a commitment by the city and will be overseen by a housing entity to ensure the selling price is one that is attainable for those making 80% of the adjusted median income. For a family of four, 80% AMI would mean the household's income is \$63,100 or less. This commitment is legally obligated in the purchase of the land that will be the location for the affordable housing. The affordable housing component is further detailed within a Development Agreement which will act as a condition to the development. A hearing on the Agreement will be required and scheduled as part of the City Council meeting when the final plat for the development is being reviewed. The remaining two-thirds of the lots are platted as supporting single family, townhome, or duplex options and do not have income restrictions.

Q: How will this impact traffic and water availability?

A requirement of the application is a traffic analysis study that will be reviewed by staff. Since the development is seeking to tie into city operated utilities, it is a criteria of authorizing any development that the city confirms availability of fresh water and wastewater services. Currently the northwest portion of city limits (as well as the surrounding urban exempt area within the county) is where much of the available land exists for development. Part of the city's updated water system plan accounts for expansion of a new pressure zone to support reliable water delivery and fire response levels in that area, including a booster pump station that will come online in 2024. Any development in this geographic area will be required to abide by any limitations that may be determined as necessary by the city to protect water supply for all users. Planned water system improvements will assure reliable fresh water supply to both new and existing development and fire hydrants in this area.

Q: What is the purpose of the meeting on March 22?

This type of development application requires approval of the preliminary plat, which is the process currently underway. That process includes a review and recommendation from the Planning Commission, which will also hold a public hearing – this is the meeting on March 22. The purpose of that review is for the Commissioners to affirm that staff correctly identified the application as satisfying all the submission requirements completely, and to review staff's evaluation of the application adhering to current city code. The planning commission will recommend a decision that the local governing body – City Council – can approve, approve with modification, or disapprove of.

Q: What is the focus of the public hearing on March 22?

This public hearing is the opportunity for residents to weigh in on whether the proposed development adheres to the code requirements it is held to in order to be approved (WSMC 17.75). Washington State law requires a public hearing for preliminary plat approval. Preliminary plat review is a quasi-judicial process that involves an initial review and hearing by the Planning Commission, which then makes a recommendation to the City Council. A quasi-judicial public hearing is one that involves the legal rights of specific, identifiable parties; these hearings require due process for the parties involved and have stricter procedural requirements.



Find Hearing Details and Full Agenda Packet @ bit.ly/WS-Four-Oaks

