



## CITY OF DES MOINES, WASHINGTON

Planning, Building, and Public Works Department

21630 11<sup>th</sup> Avenue South, Suite D

Des Moines, WA 98198

Phone: (206) 870-7576 Fax: (206) 870-6544



# NOTICE OF PUBLIC HEARING

Notice is hereby given on **October 1, 2024** that the City of Des Moines Hearing Examiner will conduct a consolidated Public Hearing on **October 18, 2024 at 10:00 AM**, or as soon thereafter as the matter may be heard, to consider the master plan and Title 16 Des Moines Municipal Code (DMMC) variance applications and the August 2, 2024, appeal of the SEPA Mitigated Determination of Nonsignificance (MDNS) determination related to the proposal. The Public Hearing will be held pursuant to the Rules of Procedure for Proceedings before the Hearing Examiner and it may be attended either virtually by the Zoom video meeting platform or in-person. To participate in-person, check in at 21900 11th Avenue South, Des Moines, WA 98198. To participate via Zoom, go to:

<https://us02web.zoom.us/j/84859148026?pwd=jRfGbc9viMfmxGnMnCpiqGi6Y1mgiM.1>  
(Meeting ID: 848 5914 8026 and Passcode: 770090)

If you wish to provide oral public comment at the Public Hearing, please email the City Clerk's office at [Cityclerk@desmoineswa.gov](mailto:Cityclerk@desmoineswa.gov) with "Public Hearing LUA2022-0044" in the subject line of the email.

**PROPOSAL:** The applicant, Panattoni Development Corporation, seeks approval of a master plan and Title 16 DMMC variance associated with the Des Moines Creek Business Park West development. Approval of the request would allow for the construction of an approximately 402,380 square-foot light industrial building and associated site improvements including approximately 381 parking stalls, separate truck and automobile driveways, and a new trail, while enhancing the site's environmentally critical areas.

**FILE NUMBER:** LUA2022-0044

**LOCATION:** North and west of the 20th Ave. S. and S. 216th St. intersection on King County tax parcels 0922049042, 0922049303, and 0922049418 in Des Moines, WA

A SEPA MDNS determination was issued on July 8, 2024 and a 15-day comment period and 10-day appeal period were provided. An appeal of the SEPA decision was filed on August 2, 2024. The master plan is considered a Type IV land use action and the Title 16 DMMC variance and appeal of the SEPA MDNS determination are Type III land use actions per DMMC 18.20.080. The final decision on the appeal and consolidated decision on the land use actions by the City of Des Moines Hearing Examiner are appealable to the Superior Court for King County under the Land Use Petition Act, Chapter 36.70C RCW, as set forth in DMMC 18.20.180 and 18.240.250.

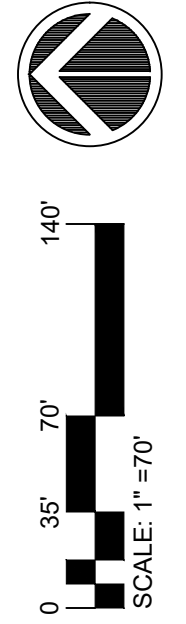
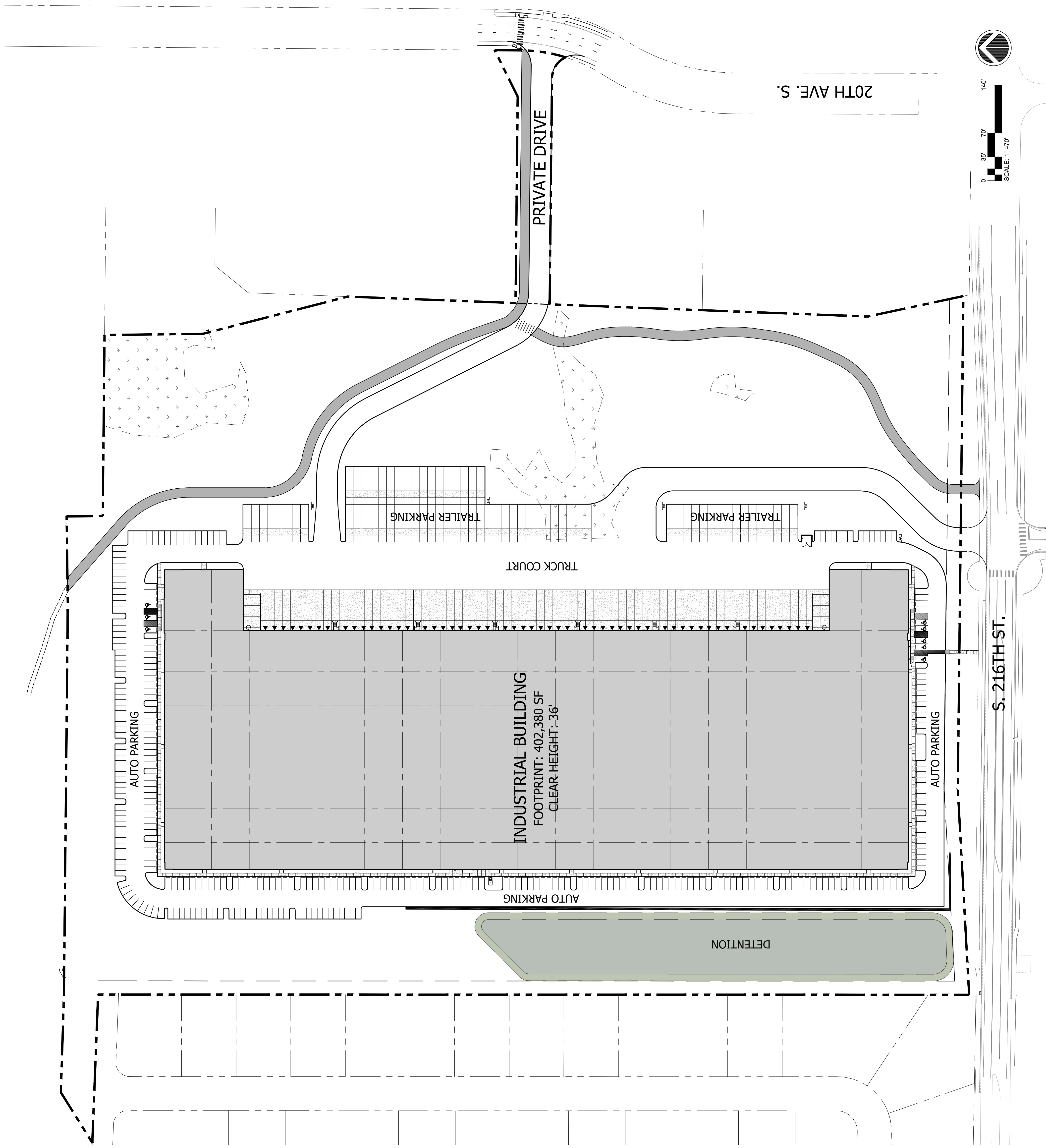
The public has the right to review contents of the official file for the proposal, provide written comments on the applications, participate in the public hearings/meetings, and request a copy of the final decision. Written comments are encouraged and will be accepted for consideration if filed with the Community Development Department prior to the close of the Public Hearing, though comments received prior to the Public Hearing regarding the SEPA MDNS appeal will not be a part of the record unless specifically designated by one of the parties. Written comments regarding the master plan and Title 16 DMMC variance applications shall be submitted to the City of Des Moines Community Development Department at 21630 11<sup>th</sup> Avenue South, Suite D, Des Moines, WA 98198, by e-mail to [dmpplanning@desmoineswa.gov](mailto:dmpplanning@desmoineswa.gov), or by phone to 206-870-7576 (c/o Jason Woycke, Senior Planner).

The plans, environmental studies, and documents submitted to the City for the review of the applications and the current status of the applications are available at:

[https://desmoines-wa.permittax.com/Citizen/Home/DESMON\\_L/PBPW](https://desmoines-wa.permittax.com/Citizen/Home/DESMON_L/PBPW)

Once on the above website please select *Click to Search* under the *Permit Search* section. Enter the File Number identified above in the *Permit Search* box and click *Search* to access the information.

The City of Des Moines provides special accommodations such as hearing devices, wheelchair space, and large print material for City meetings. Anyone needing special assistance should contact the City Clerk at 206-870-6552 or [Cityclerk@desmoineswa.gov](mailto:Cityclerk@desmoineswa.gov).



S. 216TH ST.