



NOTICE OF LAND USE PUBLIC HEARING

Creekside Commons Townhomes

Federal Way File Numbers: 18-100740-UP; 18-100743-SU; 18-100742-SE; & 18-100741-UP

Notice is hereby given that the City of Federal Way Hearing Examiner will hold a public hearing at **11:00 a.m. on October 10, 2019**, in Federal Way City Council Chambers (33325 8th Avenue South, Federal Way, WA 98003) for the following project:

Name: Creekside Commons Townhomes

Description: The applicant proposes a project related rezone of approximately 10 acres from RM 3.6 to RM 2.4; a preliminary plat consisting of 94 zero lot-line townhome units, construction of associated site improvements, and a 25 percent reduction of a Category II wetland buffer that includes a wetland buffer enhancement plan.

Applicant: Benjamin Paulus, Blue Fern Development, LLC, 11232 120th Avenue NE, Suite #204, Kirkland, WA 98033

Location: 1802 and 1816 South 333rd Street located in a portion of the SW $\frac{1}{4}$ of Section 6, Township 23 North, Range 4 East, W.M., King County, WA Federal Way, WA; King County Tax Parcel Numbers 797820-0085, 797820-0086, and 797820-0090

Date Application Received: February 16, 2018

Date of Notice of Application: March 23, 2018

Date Determined Complete: March 14, 2018

Date of SEPA Determination: February 22, 2019

Existing Environmental Documents: Stormwater Drainage Technical Information Report, Concurrency Application, Traffic Impact Analysis and Modification Request, Geotechnical Engineering Report, Wetland and Fish and Wildlife Habitat Assessment and Buffer Reduction and Enhancement, School Access Analysis.

Development Regulations to be Used for Project Mitigation, Known at This Time: Federal Way Revised Code (FWRC) Title 19, "Zoning and Development Code"; FWRC Title 18, "Subdivisions"; FWRC Title 14, "Environmental Policy"; FWRC Title 16, "Surface and Stormwater Management"

Consistency with Applicable City Plans and Regulations: The project will be reviewed for consistency with all applicable codes and regulations including the FWRC; *King County Surface Water Design Manual* as amended by the City of Federal Way; and *King County Road Standards* as amended by the city.

Any person may participate in the public hearing by submitting written comments to the Hearing Examiner either by delivering written comments to the Department of Community Development before the hearing, or by appearing at the hearing and presenting public testimony in person, or through a representative. The Hearing Examiner will issue a recommendation to the City Council on the preliminary plat application within 10 working days after the close of the hearing. Any person has the right to request a copy of the Hearing Examiner's decision, once made.

The official file is available for review during working hours in the Department of Community Development (33325 8th Avenue South, Federal Way, WA 98003). The staff report to the Hearing Examiner will be available for review one week before the hearing. Questions regarding this proposal should be directed to Associate Planner Natalie Kamieniecki at 253-835-2638.

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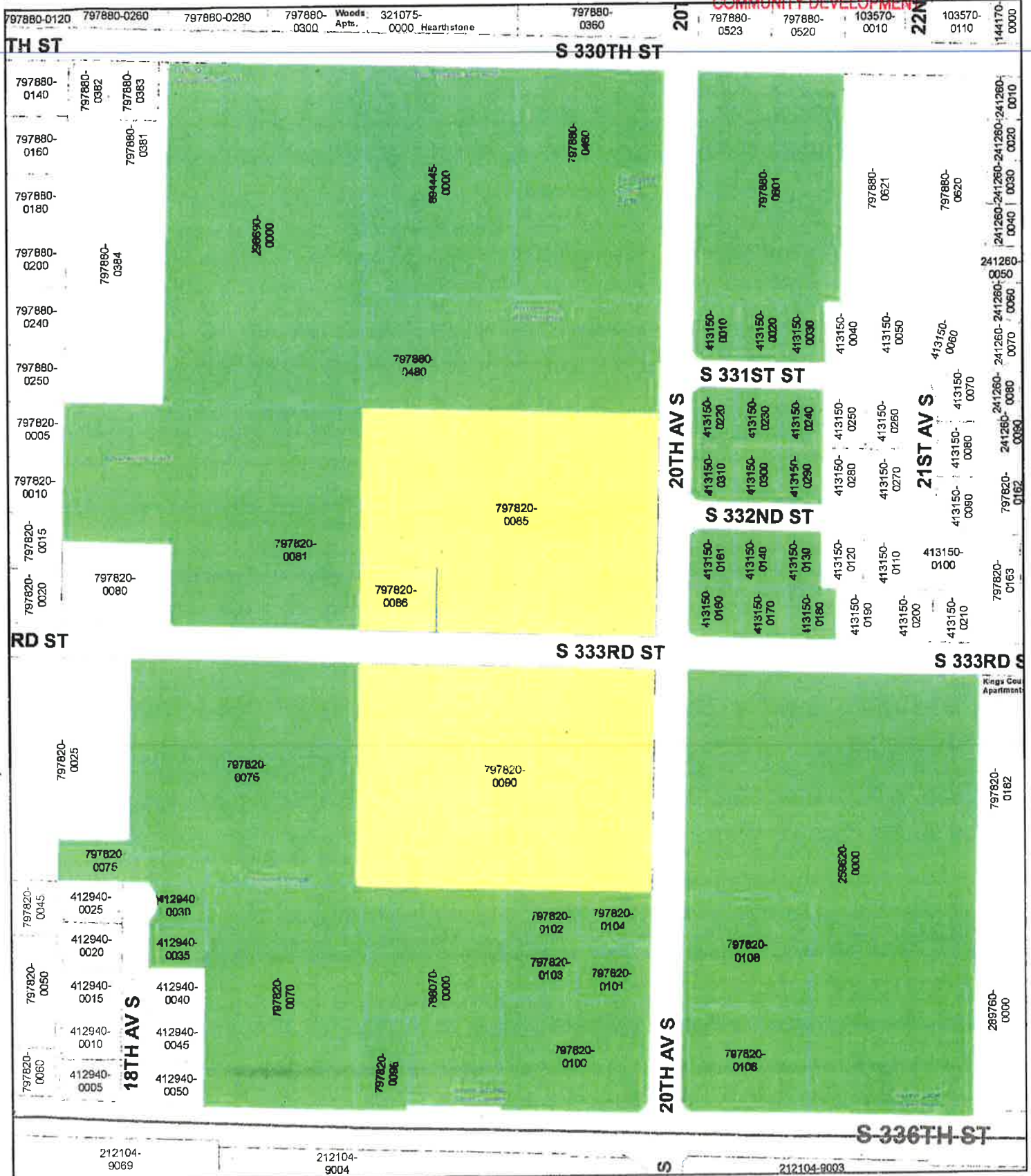
City of Federal Way

300' Notification Area for
Tax Parcel# 797820-0085,
797820-0086 & 797820-0090

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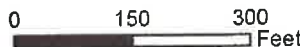
FEB 16 2018

Map Date: January 2018
City of Federal Way
GIS Division
33325 8th Ave S.
Federal Way Wa. 98063
(206) - 835 - 7000
www.cityoffederalway.com



Legend

- Subject Site
- Tax Parcels Notified
- King County Tax Parcels



This map is intended for use as a graphical representation only. The City of Federal Way makes no warranty as to its accuracy.