



NOTICE OF VIRTUAL/TELEPHONIC PUBLIC HEARING

The Woodlands at Redondo Creek Preliminary Plat

File Nos 19-105072-00-SU; 19-105073-00-SE; and 19-105074-00-UP

Notice is hereby given that the City of Federal Way Hearing Examiner will conduct a virtual/telephonic public hearing **on Wednesday, October 7, 2020, at 9:00 a.m.** by means of Zoom to consider the following:

Description: Proposal to subdivide approximately 21 acres into 67 single-family residential lots. The project includes street and utility improvements, stormwater facilities, and landscaping. Pursuant to procedures outlined in *Federal Way Revised Code* (FWRC) 18.35.010, the applicant requests preliminary plat approval from the city's Hearing Examiner.

Project Contact: John Everett/Savanna Nagorski, ESM Consulting Engineers, LLC 33400 8th Avenue South, Suite 205, Federal Way, WA 98003.

Location: Pacific Highway South and South 304th Street, Federal Way, Parcel's 042104-9012 and -9221.

Date Application Received: October 23, 2019

Date Determined Complete: November 14, 2019

Date of Notice of Application: November 29, 2019

Determinations & Approvals Included in the Application: Preliminary Plat Application File #19-105072-00-SU; *State Environmental Policy Act* Threshold Determination File #19-105073-00-SE; Forest Practices Application File #19-105083-00-AD, Use Process III Application File #19-105074-00-UP, Street Modification Request File #19-101684-00-SM, and Transportation Concurrency File #19-104256-00-CN.

Existing Environmental Documents: Stormwater Technical Information Report, Traffic Impact Assessment, Critical Areas Report, City Wetland Consultant Response, Geotechnical Report, Soils Assessment, Tree Conservation Plan, Cultural Resources Report, Environmental Checklist, and Environmental Determination. All environmental documents are available at: the below link.

Development Regulations Used for Project Mitigation: FWRC Title 14, "Environmental Policy"; Title 16, "Surface Water Management"; Title 18, "Subdivisions"; and Title 19, "Zoning and Development Code."

Consistency with Applicable City Plans and Regulations: The project will be reviewed for consistency with all applicable policies and regulations, including but not limited to: *The Federal Way Comprehensive Plan*; *King County Surface Water Design Manual*; *Public Works Development Standards*; *Lakehaven Water and Sewer System Design and Construction Standards*; *South King Fire and Rescue Administrative Policies*; and *Federal Way Public Schools Safe Access Policies*.

Availability of File: The official project file and existing environmental documents are available to the public by request or on the city's website <https://www.cityoffederalway.com/node/1962>. A staff report will be available on the city's website on **September 30, 2020**.

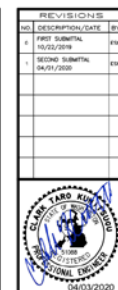
Public Comments: Any person has the right to submit written comments to the Hearing Examiner and/or provide oral testimony at the public hearing. Only persons who submit written or oral comments to the Hearing Examiner may appeal the Hearing Examiner's final decision on the matter. Submit written comments to the Planning Division at planning@cityoffederalway.com (we request you submit them at least two hours before the meeting starts); please reference **The Woodlands at Redondo Creek Public Comments**.

Zoom Meeting Information: Pursuant to Governor Inslee's Proclamation 20-28, all in-person meetings are prohibited until further notice; therefore, the hearing will be held on Zoom. The city is providing opportunities for public comment verbal testimony by calling into the meeting. To access the public hearing please use the following:

- Please email planning@cityoffederalway.com, with your first and last name, address, and phone number to give verbal testimony during the meeting (via telephone, number below)/ you will be given access during the public testimony portion (we request you sign up at least two hours before the meeting starts); please reference **The Woodlands at Redondo Creek Verbal Testimony**.
- Link to join the webinar:
<https://cityoffederalway.zoom.us/j/93517983995?pwd=NWVIZU5pSHAvR20xVXVldlNvL3RPdz09>
- Listen to the live meeting: (888) 788-0099 or (253) 215-8782, Meeting ID: 935 1798 3995
- Watch from the Zoom mobile app with meeting: 935 1798 3995 and passcode: 425361

Staff Contact: Senior Planner Becky Chapin, 253-835-2641, becky.chapin@cityoffederalway.com

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THE WOODLANDS AT REDONDO CREEK
PRELIMINARY SITE PLAN
CITY OF FEDERAL WAY
WASHINGTON

JOB NO.: 1352-023-019
CWS NAME: PP-03
DESIGNED BY: CWA
DRAWN BY: SPK
CHECKED BY:
DATE: 04/01/2020
DATE OF PRINT:
PP-03
3 OF 15 SHEETS

FILE NO. 19-105072-00-SU