

NOTICE OF MASTER PLAN, VARIANCE, AND SHORT PLAT ALTERATION APPLICATIONS

APPLICATION SUBMITTAL:	September 14, 2022	APPLICATIONS COMPLETE:	June 12, 2024
NOTICE OF APPLICATION:	July 8, 2024	COMMENT DUE DATE:	July 23, 2024
PROPOSAL:	Construction of a 402,380 square-foot industrial building and related civil improvements on 21 acres of a 30-acre site. Access is proposed from S. 216th St. and 20th Ave. S. The project proposes to fill 11,938 square feet of wetlands and reroute a Type Ns stream, and to provide the associated mitigation. A new trail will be constructed to connect trail systems currently in place.		
PROPONENT:	Panattoni Development Corporation		
LOCATION:	North and west of the 20th Ave. S. and S. 216th St. intersection on King County tax parcels 0922049042, 0922049303, and 0922049418		
FILE NUMBER:	LUA2022-0044		
REVIEWING FILES:	The documents associated with this land use action are available at the following website: https://desmoineswa.hosted.civiclive.com/cms/one.aspx?pageId=17478428 . Select MyPermits Online and then the Click to Search link under the Permit Search section. Next, enter the File Number identified above in the Permit Search box and click on Search.		
EXISTING ENVIRONMENTAL DOCUMENTATION:	SEPA Checklist; JARPA; Geotechnical Report; Arborist Report; Biological Evaluation; Wetland and Habitat Assessment Report; Conceptual Mitigation Plan; Cultural Resources Assessment		

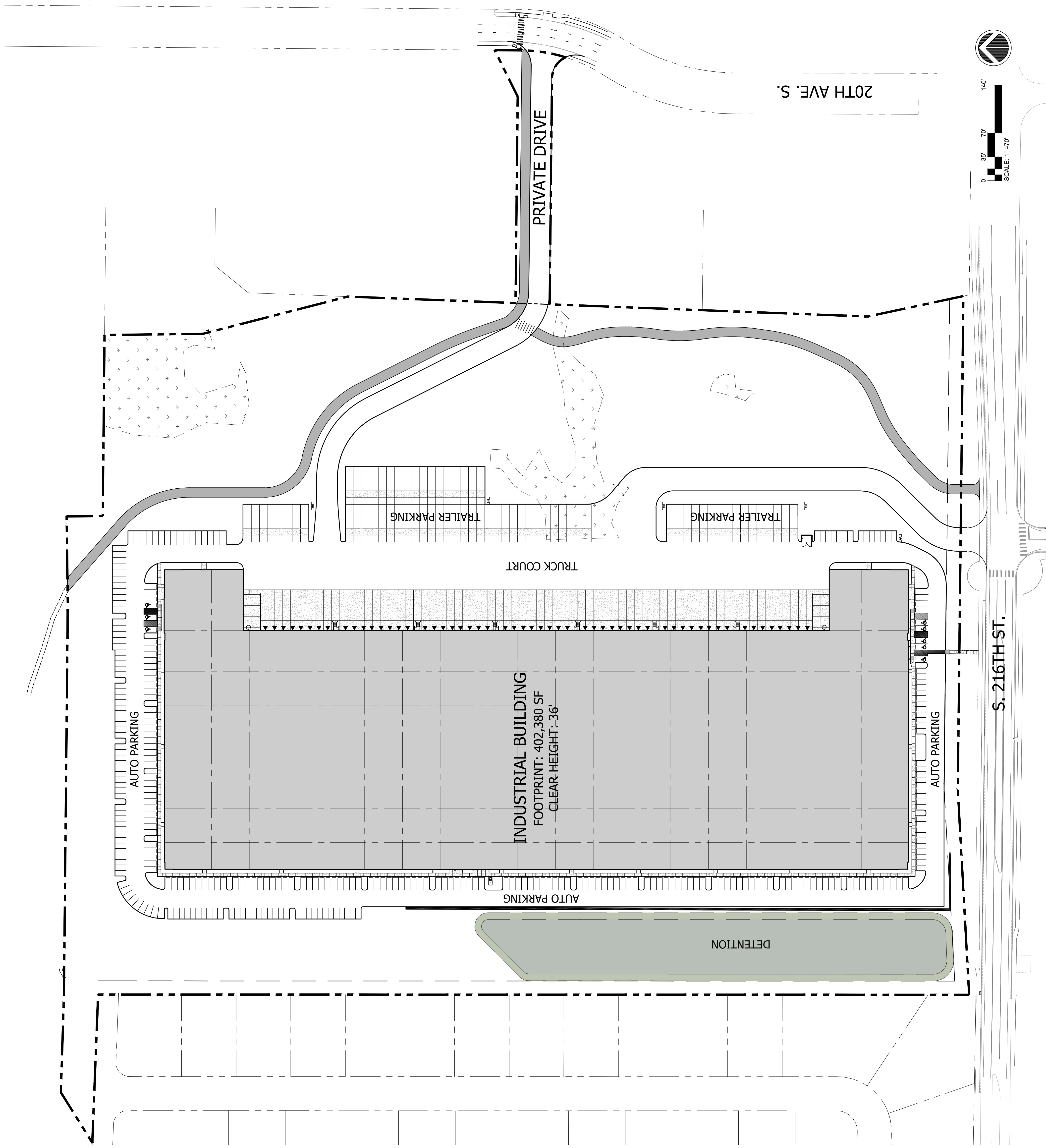
Written comments concerning the above application may be submitted to the City of Des Moines Community Development Department, located at 21630 11th Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m. on **July 23, 2024**. Upon conclusion of the 15-day comment period and any applicable SEPA appeal period, the Hearing Examiner may approve, approve with conditions, or deny the Business Park Master Plan and Title 16 DMMC Variance upon compliance with the procedural requirements of chapter 18.240 DMMC, Hearing Examiner. For further information contact Jason Woycke, AICP, by email at jwoycke@desmoineswa.gov or by phone at (206) 870-6551 during regular office hours. All letters and telephone inquiries should refer to the File Number above.

NOTICE OF SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

DATE OF SEPA DECISION:	July 8, 2024	SEPA COMMENT DUE DATE:	July 23, 2024
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Notice is hereby given on **July 8, 2024** that the City of Des Moines Responsible SEPA Official has determined that the proposal associated with the above-described applications is not anticipated to create significant adverse environmental impacts and will not require preparation of an environmental impact statement. Written comments concerning the Mitigated Determination of Nonsignificance (MDNS) may be submitted to the Des Moines Planning, Building & Public Works Department, located at 21630 11th Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m. on **July 23, 2024**. Comments should discuss specific environmental issues associated with this proposal and identify how the MDNS does or does not address those issues. The decision to issue the MDNS may be appealed by filing an appeal consistent with DMMC 16.05.300 and 18.240.170, if applicable. Appeals must be complete and filed with the City Clerk by 4:30 p.m. on **August 2, 2024**. The appeal letter must cite specific procedural errors, omissions, environmental impacts, inaccurate environmental information or failure to comply with specific adopted policies or codes which dispute the validity of the MDNS.

* Notice published in the Seattle Times on July 8, 2024.



20TH AVE. S.

PRIVATE DRIVE

TRAILER PARKING

TRAILER PARKING

TRUCK COURT

INDUSTRIAL BUILDING
FOOTPRINT: 402,380 SF
CLEAR HEIGHT: 36'

AUTO PARKING

AUTO PARKING

AUTO PARKING

DETENTION

S. 216TH ST.

