



NOTICE OF PUBLIC HEARING

Twin Trails Preliminary Plat

File Nos 21-104105-SU and 21-104106-SE

Notice is hereby given that the City of Federal Way Hearing Examiner will conduct a public hearing **on Wednesday, May 3, 2023, at 2:00 p.m.** at City Hall Council Chambers, 33325 8th Avenue S, Federal Way, WA 98003.

Description: Proposal to subdivide King County Parcel No's 242103-9051 and a portion of 242103-9008 into 38 single-family residential lots, with a minimum lot size of 7,200 square feet. The project includes street improvements, storm drainage facilities, and utility improvements. Property is zoned RS-7.2.

Project Contact: John Everett, ESM Consulting Engineers, LLC; 33400 8th Avenue S, Suite 205, Federal Way, WA 98003.

Location: Generally south of SW 341st Place and north of SW 344th Street, adjacent to 19th Avenue SW extended, Federal Way, WA.

Date Application Received: October 27, 2021

Date Determined Complete: November 24, 2021

Date of Notice of Application: October 22, 2021

Date of Notice of Application: December 3, 2021

Date of Notice of Public Hearing: April 14, 2023

Determinations & Approvals Included in the Application: Preliminary Plat Application File #21-104105-SU; *State Environmental Policy Act* Threshold Determination File #21-104106-SE, Transportation Concurrency File #21-104107-CN, and Street Modification Request File #21-104234-SM.

Existing Environmental Documents: Stormwater Technical Information Report, Wetland and Fish and Wildlife Habitat Assessment Report, Geotechnical Report, Soils Assessment, Landscape Plan, Environmental Checklist, and Environmental Determination.

Development Regulations Used for Project Mitigation: Federal Way Revised Code (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/page/land-use-notice>. A staff report will be available on the City's website on **April 25, 2023.**

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 **Twin Trails Preliminary Plat Public Comments.**

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