



## NOTICE OF DETERMINATION OF NONSIGNIFICANCE AND PUBLIC HEARING

Notice is hereby given that the City of Des Moines Responsible SEPA Official has determined that the following described proposal is not anticipated to create significant adverse environmental impacts and will not require preparation of an environmental impact statement.

|                                     |  |                          |                    |
|-------------------------------------|--|--------------------------|--------------------|
| <b>DATE OF DECISION:</b>            | August 31, 2018  | <b>COMMENT DUE DATE:</b> | September 14, 2018 |
| <b>PROPOSAL:</b>                    | Draft Ordinance No. 18-101 amending Des Moines Municipal Code 18.10.050 – Adoption of official zoning map, to reclassify tax parcel 1722049023 from RM-900B Residential: Multifamily Zone to I-C Institutional Campus Zone for the Landmark on the Sound property. This action will bring the zoning into compliance with the preferred land use for the property in the City’s adopted comprehensive plan.  |                          |                    |
| <b>PROPONENT:</b>                   | Jackson Main Architects; Grand Lodge Free and Accepted Masons of Washington; Urban Worklofts   |                          |                    |
| <b>LOCATION:</b>                    | 23660 Marine View Drive South, Parcel 1722049023   |                          |                    |
| <b>FILE NUMBER:</b>                 | LUA2018-0019   |                          |                    |
| <b>ENVIRONMENTAL DOCUMENTATION:</b> | LUA2018-0019 SEPA Checklist; June 2018 Traffic Impact Analysis, Transportation Solutions, Inc.   |                          |                    |
| <b>COMMENTS:</b>                    | <p>Written comments concerning the DNS may be submitted to the Des Moines Planning, Building &amp; Public Works Department (PBPW), located at 21630 11<sup>th</sup> Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m., <b>September 14, 2018</b>. Comments should discuss specific environmental issues associated with this proposal and identify how the DNS does or does not address those issues.</p> <p>A phased environmental review pursuant to WAC 197-11-060(5) will be utilized for future development of a multi-phased project for the property with SEPA review conducted at each stage of the project. The sequence of phased environmental review will go from a broad to a narrower scope, and include public comment opportunities once project applications are submitted.</p> |                          |                    |
| <b>APPEAL:</b>                      | The decision to issue the DNS may be appealed by filing an appeal consistent with Sections 16.05.300 and 18.240.170, if applicable, of the Des Moines Municipal Code. Appeals must be complete and filed with the City Clerk by 4:30 p.m., on <b>September 24, 2018</b> . 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 DNS.   |                          |                    |
| <b>PUBLIC HEARING:</b>              | Notice is also hereby given that the Des Moines City Council will conduct a <b>Public Hearing</b> on <b>September 27, 2018</b> at 7:00 p.m., or as soon thereafter as the matter may be heard, in the Council Chambers, 21630 11th Avenue South, Des Moines, WA 98198.   |                          |                    |
| <b>CONTACT:</b>                     | Laura Techico, Principal Planner, by phone (206) 870-6595 or e-mail <a href="mailto:ltechico@desmoineswa.gov">ltechico@desmoineswa.gov</a> during regular office hours.  |                          |                    |
| <b>MORE INFORMATION:</b>            | Documents associated with this land use action are available at the following website: <a href="http://www.desmoineswa.gov/mypermits">www.desmoineswa.gov/mypermits</a> . Search by the file number above.   |                          |                    |