



## NOTICE OF MASTER LAND USE PROCESS III

**Project Name:** Master Land Use Process III, Wetland Buffer Reduction and Enhancement Plan - VSM Preliminary Plat

**Project Description:** Applicant proposes to subdivide two parcels totaling 4.08 acres into 11 single family lots. The site contains a non-fish bearing stream and category IV wetlands to be set aside within a native preservation critical areas tract. Minor temporary grading activities are proposed within the outer 25% of the wetland buffer. The project includes street improvements, storm drainage improvements, landscaping and utility improvements. The site is zoned RS7.2.

**Agent:** Encompass Engineering & Surveying, 165 NE Juniper Street Suite 201, Issaquah, WA 98027

**Applicant:** Sikander Sekhon, PO Box 1226, Kent WA 98035

**Project Location:** 2625 & 2641 S 298<sup>th</sup> ST  
Parcel #'s 768380-0280 & 768380-0290

**Date of Process III Master Land Use Received:** April 13, 2023

**Date of Process III Master Land Use Determined Complete:** May 11, 2023

**Date of Notice of Process III Master Land Use:** May 19, 2023

**Comment Deadline:** June 2, 2023

**Environmental Review:** Based upon review of a completed environmental checklist and other information on file with the city, it is likely that the City of Federal Way will determine that the project will not have a probable significant adverse impact on the environment and expects to issue a Determination of Nonsignificance (DNS) for this project. The proposal may include mitigation measures under applicable codes, and the review process may incorporate or require mitigation measures regardless of whether an environmental impact statement (EIS) is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the date noted above.

**Permits/Files Under Review:** Preliminary Plat (file #21-104125-SU), Concurrency (file #21-104127-CN), and *State Environmental Policy Act* Threshold Determination (file #21-104126-SE), Master Land Use Process III (file #23-1015698-UP).

**Environmental Documents & Required Studies:** Environmental Checklist, Preliminary Technical Information Report (TIR), Critical Areas Report Wetlands and Stream Assessment, School Access Analysis.

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

**Public Comment & Appeals:** Any person may submit written comments regarding the land use application or the environmental impacts of the proposal to the Director of Community Development by 5:00 p.m. on **June 2, 2023**. Only persons who submit written comments to the Director or specifically request a copy of the decision, may appeal the decision. However, any interested party may appeal the environmental threshold determination. Comments can be mailed to Dept. of Community Development, 33325 8<sup>th</sup> Avenue South, Federal Way, WA 98003 or emailed to [planning@cityoffederalway.com](mailto:planning@cityoffederalway.com).

**Availability of File:** The official project file, existing environmental documents and required studies are available for public review at the following website:

**Staff Contact:** Natalie Kamieniecki – Associate Planner, 253-835-2638 or [natalie.kamieniecki@cityoffederalway.com](mailto:natalie.kamieniecki@cityoffederalway.com)

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