



## NOTICE OF LAND USE APPLICATION

**Project Name:** APL 288<sup>th</sup> Short Plat (permit #23-101488-SU)

**Project Description:** Proposed subdivision of one, appx. 0.9-acre parcel into 2 single-family residential lots with an access/utility tract and utilities, landscape tract, open space tract, and right of way dedication. The site is zoned RS 7.2 which requires a minimum lot area of 7,200 sq. ft.

**Project Applicant:** Sikander Sekhon, PO Box 1226, Kent, WA 98035; **Applicant's Agent:** Amy Donlan, 165 NE Juniper St., Suite 201, Issaquah, WA 98027

**Project Location:** Unaddressed parcel #332204-9023, appx. 400 ft west of the S 288<sup>th</sup> St. and Military Rd. S intersection.

**Date of Application:** April 18, 2023

**Date Application Determined Complete:** May 16, 2023

**Date of Notice of Application:** May 26, 2023

**Requested & Related Decisions, & Other Determinations Included with Application:** Short Plat Application File #23-101488-SU pursuant to FWRC 18.30 and 18.55; Transportation Concurrency File #23-101615-CN; Street Modification Request #22-104775-SM; Pre-application file # 21-105241-PC.

**Submitted Environmental Documents & Studies:** Geotechnical Evaluation report from Earth Solutions NW LLC (6/3/22); stormwater Preliminary Technical Information Report from Encompass Engineering & Surveying (3/17/23); Limited Phase II Environmental Site Assessment by Earth Solutions NW (5/16/22); Preliminary Clearing, Grading & Tree Retention Plan and Preliminary Drainage & Utility Plan by Encompass Engineering & Surveying (3/17/23).

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

**Consistency with Applicable 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*; *Federal Way Public Schools Safe Access Policies*; and FWRC Titles 16, 18, and 19.

**Public Comment:** Any person may submit written comments on the application to the Community Development Director by June 9, 2023. Only the applicant, persons who submit written comments to the director, or persons who specifically request a copy of the original decision may appeal the director's decision. Comments can be submitted to the Community Development Department, 33325 8th Avenue South, Federal Way, WA, 98003 or [planning@cityoffederalway.com](mailto:planning@cityoffederalway.com).

**Availability of File and Environmental Documents:** The official project file and environmental documents are available for public review on the City's website <https://www.cityoffederalway.com/node/1962> or at City Hall during normal business hours at the Community Development Department, 33325 8<sup>th</sup> Ave. S., 2<sup>nd</sup> Floor, Federal Way, WA 98003.

**City Staff Contact:** Senior Planner Evan Lewis, 253-835-2646, or [evan.lewis@cityoffederalway.com](mailto:evan.lewis@cityoffederalway.com).

**Vicinity Map**



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