

NOTICE OF LAND USE APPLICATION

Project Name: Creekwood Preliminary Plat (#23-105386-SU)

Project Description: Proposed subdivision of one 19.86-acre parcel into 19 single-family residential lots with a new public road and tracts for drainage, open space, environmental critical areas, and landscaping. Road access is proposed from the northeast via 21st Ave SW and from the north via 22nd Ave SW. The site is zoned RS 15.0 which requires a min. lot area of 15,000 sq. ft. The applicant proposes a cluster subdivision to allow minimum lot areas below the RS 15.0 min lot size limits when Federal Way Revised Code (FWRC) 18.55 design standards are met.

Project Applicant: Barry Margolese, Amalani LLC, 415 1st Ave N Unit 9998, Seattle, WA 98109; **Applicant's Agent:** Ivana Halvorsen, Barghausen Consulting Engineers, Inc., 18215 72nd Ave S, Kent, WA 98032

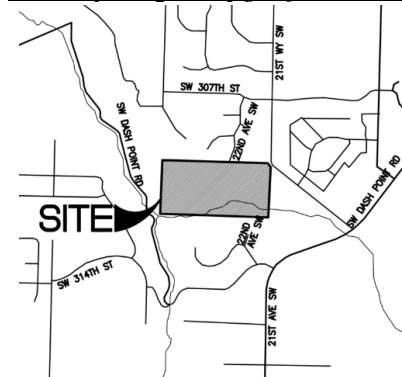
Project Location: Unaddressed parcel #122103-9037, appx. 800 ft. S of 22nd Ave SW and SW 307th St. intersection

Date of Application: December 15, 2023

Date Application Determined Complete: January 12, 2024

Date of Notice of Application: January 26, 2024

Vicinity Map (*see pg. 2 for more detail*)



Requested & Related Decisions, & Other Determinations Included with Application: Preliminary Plat Application File #23-105386-SU pursuant to FWRC 18.35 and 18.55.040; *State Environmental Policy Act* Threshold Determination File #23-105387-SE; Use Process III file #23-105388-UP for proposed stream buffer intrusion; Transportation Concurrency File #23-105390-CN; Class IV Forest Practices file #23-100093-AD; Street Modification Request file #22-105976-SM; requests to use cast-in-place reinforced concrete retaining wall for public road crossing (file #22-105978-AD) and cast-in-place reinforced concrete storm water vault (file #22-105977-AD); and, possible pending new applications that replace some of the listed permit applications associated with the preliminary plat. This is the most recent of four previous preliminary plat applications for this parcel since 2014; the most recent (#22-105973-SU) was withdrawn in December 2023. A SEPA determination has not yet been made for the current application.

Submitted Environmental Documents & Studies: SEPA Environmental Checklist; Geogrid-Reinforced Slope Assessment & Global Stability Analysis from Earth Solutions NW (10/30/23); Geotech Report (12/22/22) and geotech addendum (10/23/20) from GeoResources; Geotechnical Evaluation from Associated Earth Sciences Inc. (5/12/17); Wetland and Fish and Wildlife Habitat Assessment & Buffer Enhancement Plan from Soundview Consultants (Nov '23); Wetland Mitigation Plan from Soundview Consultants (10/4/23); Stormwater Preliminary Technical Information Report by Barghausen Consulting Engineers (11/1/23); Preliminary Landscaping and Tree Retention Plan (1/3/23) and Grading Modification Request (12/1/23) by Barghausen Consulting Engineers; Limited Phase II Environmental Site Assessment for Tacoma Smelter Plume Soil Sampling by Earth Solutions NW (8/31/22); and, preliminary plat plans set (11/7/23).

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

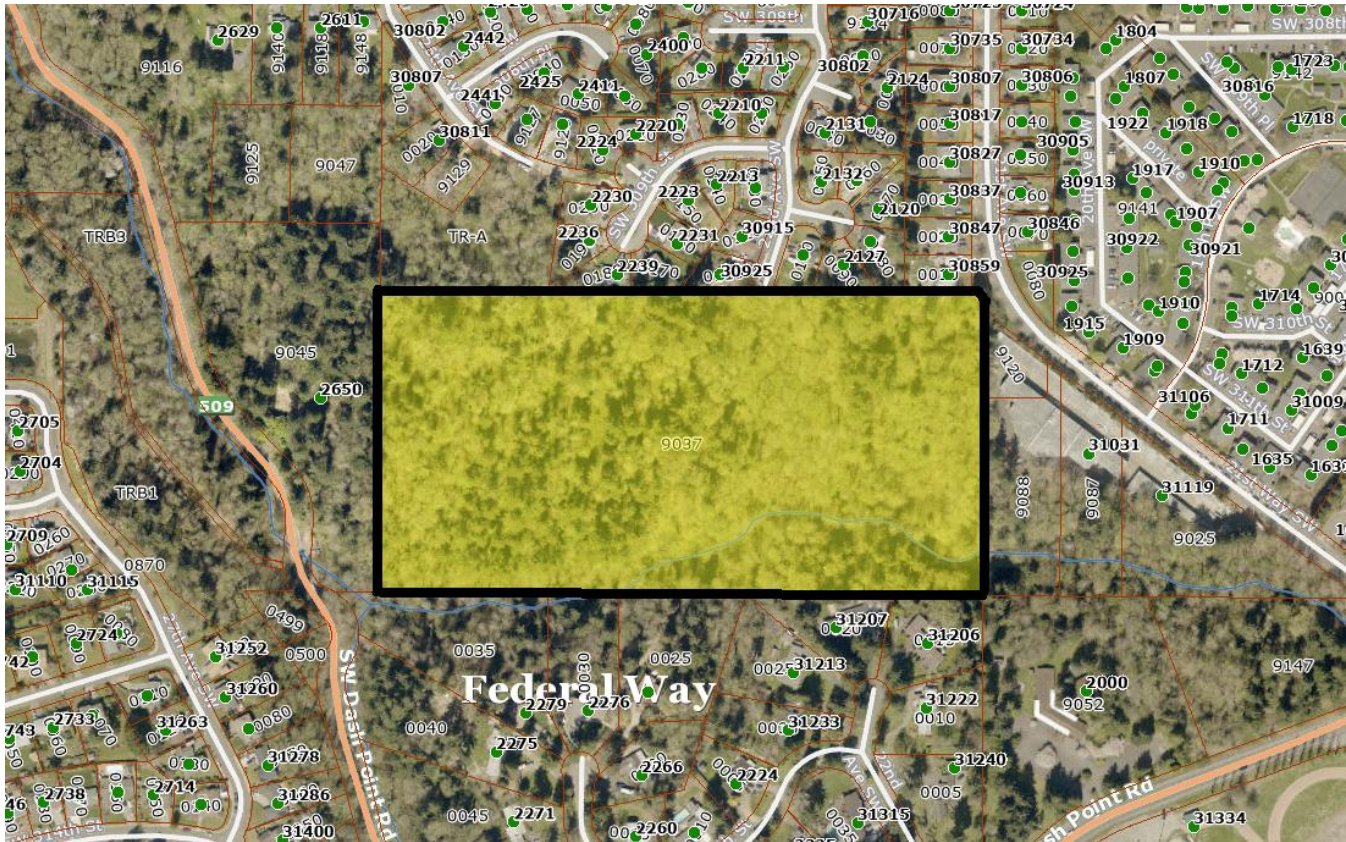
Consistency with Applicable Plans and Regulations: The project will be reviewed for consistency with all applicable policies and regulations, including but not limited to: *The Federal Way Comprehensive Plan*; *King County Surface Water Design Manual*; *Public Works Development Standards*; *Lakehaven 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 14, 16, 18, and 19.

Public Comment: Any person may submit written comments on the application to the Hearing Examiner (the decision-maker) and shall deliver these comments to the Community Development Dept. prior to the public hearing date, or directly to the Hearing Examiner at the hearing. Any person may provide verbal comments during the public hearing. A Notice of Public Hearing will be issued approximately 15 days prior to the hearing date. Comments can be submitted to the Community Development Dept. at 33325 8th Ave. S., Federal Way, WA, 98003 or planning@cityoffederalway.com.

Availability of File and Environmental Documents: The official project file and referenced 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 8th Ave. S., 2nd Floor, Federal Way, WA 98003.

City Staff Contact: Senior Planner Evan Lewis, 253-835-2646, or evan.lewis@cityoffederalway.com.

Existing Parcel Involved in Creekwood Preliminary Plat (shaded yellow, outlined in black below)



Creekwood Preliminary Plat Proposed Site Plan

