



NOTICE OF LAND USE APPLICATION

Project Name: Creekwood Stream Buffer Intrusion - Use Process III (UPIII) (#23-105388-UP)

Project Description: Proposed intrusion impacting appx. 2,280 sq. ft. of a stream buffer located on unaddressed parcel #122103-9037. The intrusion would be caused by a proposed road for the Creekwood Preliminary Plat (prelim plat permit #23-105386-SU; SEPA permit #23-105387-SE) which is a related proposal that would subdivide this 19.86-acre parcel into 19 single-family residential lots. The proposed stream buffer intrusion will be reviewed consistent with requirements of Federal Way Revised Code (FWRC) 19.65 for UPIII review, 19.145 for Environmental Critical Areas and 19.145.330 for intrusion into stream buffers.

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

Requested & Related Decisions, & Other Determinations Included with Application: Use Process III file #23-105388-UP for proposed stream buffer intrusion pursuant to FWRC 19.65 and 19.145; Preliminary Plat Application File #23-105386-SU; *State Environmental Policy Act* Threshold Determination File #23-105387-SE; 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.

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."

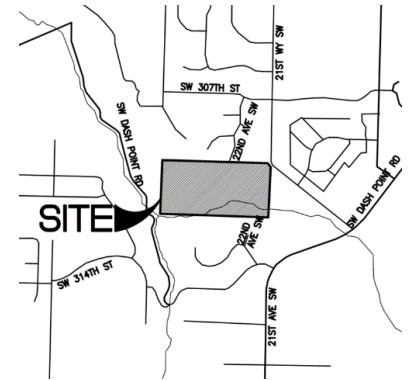
Consistency with Applicable Plans and Regulations: The project will be reviewed for consistency with all applicable policies and regulations, including but not limited to: The *Federal Way Comprehensive Plan*; *King County Surface Water Design Manual*; *Public Works Development Standards*; *Lakehaven 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 this UPIII application to the Community Development Director by **February 12, 2024**. 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 Dept., 33325 8th Avenue South, Federal Way, WA, 98003 or planning@cityoffederalway.com.

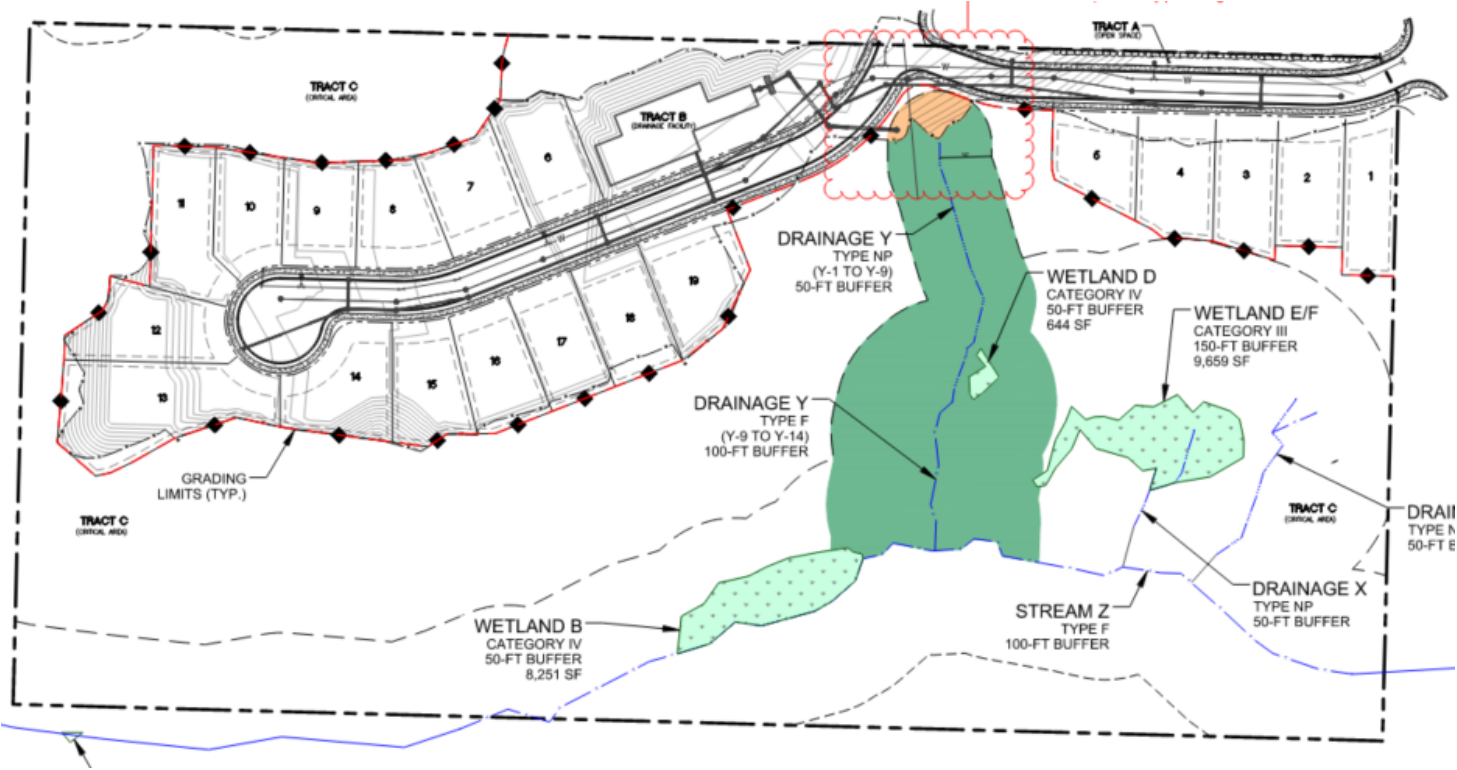
Availability of File and Environmental Documents: The official project file and referenced environmental documents are available for public review on the City's website <https://www.cityoffederalway.com/node/1962> or at City Hall during normal business hours at the Community Development Department, 33325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

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

Vicinity Map



Area of Proposed Stream Buffer Intrusion (in red box, shaded beige below)



IMPACTS & MITIGATION LEGEND

BUFFER IMPACTS

STREAM BUFFER INTRUSION 2,280 SF

BUFFER MITIGATION

BUFFER ENHANCEMENT 63,002 SF

RESTORATION OF BUFFER GRADING IMPACTS 2,280 SF

TOTAL BUFFER MITIGATION: 65,282 SF