



**NOTICE OF DETERMINATION OF NON-SIGNIFICANCE (DNS)  
NOTICE OF PUBLIC HEARING  
VSM Preliminary Plat (HX24-002)  
Files: 21-104125-SU & 21-104126-SE**

**Project Name:** 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 wetland 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 proposal includes a wetland buffer enhancement planning plan. The project includes street improvements, storm drainage improvements, landscaping, street lighting and utility improvements. The site is zoned RS7.2.

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

**Applicant:** Encompass Engineering  
165 NE Juniper ST, Suite 201  
Issaquah, WA 98027

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

**Date Application Received:** October 7, 2021

**Date Determined Complete:** January 18, 2022

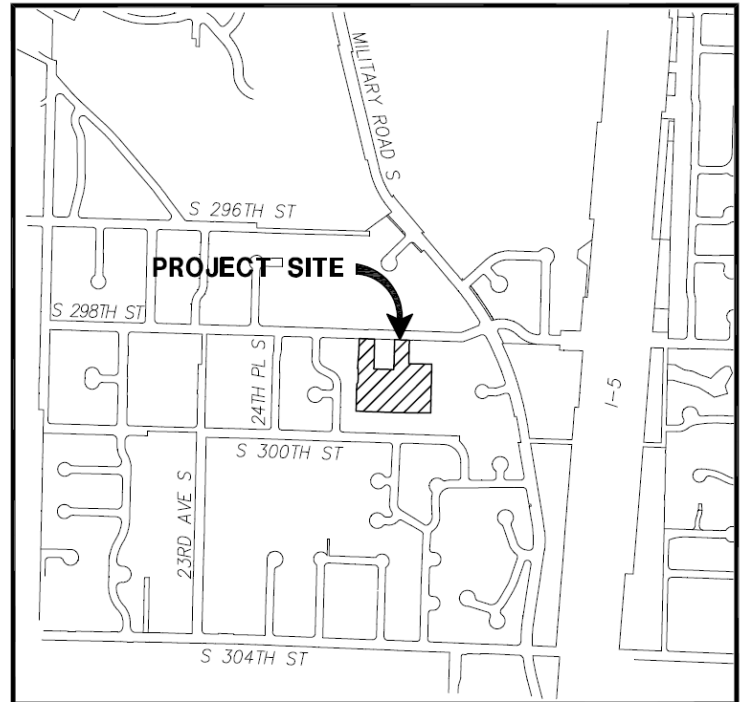
**Date of Notice of Application:** March 25, 2022

**Date of SEPA Issuance:** March 8, 2024

**SEPA Comment Deadline:** March 22, 2024

**SEPA Appeal Deadline:** April 12, 2024

**Date of Public Hearing:** April 23, 2024



**VICINITY MAP**

**Notice of Public Hearing:** Notice is hereby given that the City of Federal Way Hearing Examiner will conduct a public hearing **on Wednesday, April 23, 2024, at 3:00 p.m.** at City Hall Council Chambers, 33325 8<sup>th</sup> Avenue S, Federal Way, WA 98003. Any person may submit written comments regarding the application to the Department of Community Development. Any person has the right to submit written comments to the Hearing Examiner and appear at the public hearing of the Hearing Examiner to give comments verbally.

**Notice of Determination of Non-Significance (DNS):** The city's Responsible Official has determined that the proposal does not have a probable significant adverse impact on the environment, and an

Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the city.

A completed environmental checklist and supporting documents are available for review at the City of Federal Way Community Development Department (Federal Way City Hall, 33325 8<sup>th</sup> Avenue South, Federal Way, WA 98003, 253-835-2607), from 8 a.m. to 5 p.m., Monday through Friday and the following website:

This DNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issuance. Comments must be submitted by 5:00 p.m. on **March 22, 2024**. Unless modified by the city, this determination will become final following the comment deadline. Any person aggrieved by the determination may file an appeal with the city within 21 days of the above comment deadline. You may appeal this determination to the Federal Way City Clerk no later than 5:00 p.m. on **April 12, 2024**, by a written letter stating the reason for the appeal of the determination. You should be prepared to make specific factual objections.

**Permits/Files Under Review:** Preliminary Plat (file #21-104125-SU), Concurrency (file #21-104127-CN), Wetland Buffer Reduction an Enhancement (file # 23-101569-UP) and *State Environmental Policy Act* Threshold Determination (file #21-104126-SE).

**Environmental Documents & Required Studies:** Environmental Checklist, Preliminary Technical Information Report (TIR), Critical Areas Report Wetlands and Stream Assessment, Wetland Buffer Enhancement Plan, 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.”

**Consistency with Applicable Plans and Regulations:** The project will be reviewed for consistency with all applicable policies and regulations, including but not limited to: *Federal Way Comprehensive Plan*; *King County Surface Water Design Manual*; *Public Works Development Standards*; *Lakehaven Water & Sewer System Design and Construction Standards*; *South King Fire & Rescue Administrative Policies*; and *Federal Way Public Schools Safe Access Policies*.

**Public Comment:** Any person may submit written comments regarding the application to the Department of Community Development. Any person has the right to submit written comments to the Hearing Examiner and appear at the public hearing of the Hearing Examiner to give comments verbally.

**Availability of File:** The official project file, existing environmental documents and required studies are available for public review at the following website: <https://www.federalwaywa.gov/page/land-use-notice>

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

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