



NOTICE OF LAND USE APPLICATION

Project Name: Saghalie Heights Preliminary Plat (#23-106056-SU)

Project Description: Proposed subdivision of five parcels, with a total area of 10.57 acres, into 26 single-family residential lots with new public roads and tracts for access, utilities, drainage, open space, environmental critical areas, and landscaping. Road access is proposed from the northwest via SW 341st Pl, from the east via SW 343rd St, and from the South via SW 344th St. The site is zoned RS 7.2 which requires a min. lot area of 7,200 square feet.

Project Applicant: Prospect Development, LLC, 2913 5th Ave NE, Ste 201, Puyallup, WA 98372

Applicant's Agent: Carol Orr, ESM Civil, 33400 8th Ave S, Ste 205, Federal Way, WA 98003

Property Owners: Moss Bay Properties, LLC, PO Box 692, Kirkland, WA 98083 (Parcel number 192104-9028)
John and Jo Nelson, PO Box 881590, Steilacoom, WA 98388 (Parcel numbers 192104-9024, 192104-9026)
Saghalie Heights, LLC, PO Box 692, Kirkland, WA 98083 (Parcel numbers 192104-9018, 192104-9019)

Project Location: 1525 SW 341st Pl / Parcel numbers 192104-9018, 192104-9019, 192104-9024, 192104-9026, and 192104-9028

Date of Application: January 23, 2024

Date Application Determined Complete: March 6, 2024

Date of Notice of Application: March 15, 2024

Requested & Related Decisions, & Other Determinations Included with Application: Preliminary Plat Application File #23-106056-SU pursuant to FWRC 18.35; *State Environmental Policy Act* Threshold Determination File #23-106057-SE; Transportation Concurrency File #23-106058-CN; Street Modification Request file #24-100327-SM. A SEPA determination has not yet been made for the current application.

Submitted Environmental Documents & Studies: SEPA Environmental Checklist; Technical Information Report and Downstream Analysis, prepared by ESM Consulting Engineers, LLC, dated January 3, 2024; Geotechnical Engineering Study, prepared by Earth Solutions NW LLC, dated December 5, 2023; Wetland and Fish and Wildlife Habitat Assessment Report, prepared by Soundview Consultants, dated December 2023; Conceptual Mitigation Plan, prepared by Soundview Consultants, dated December 2023.

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."

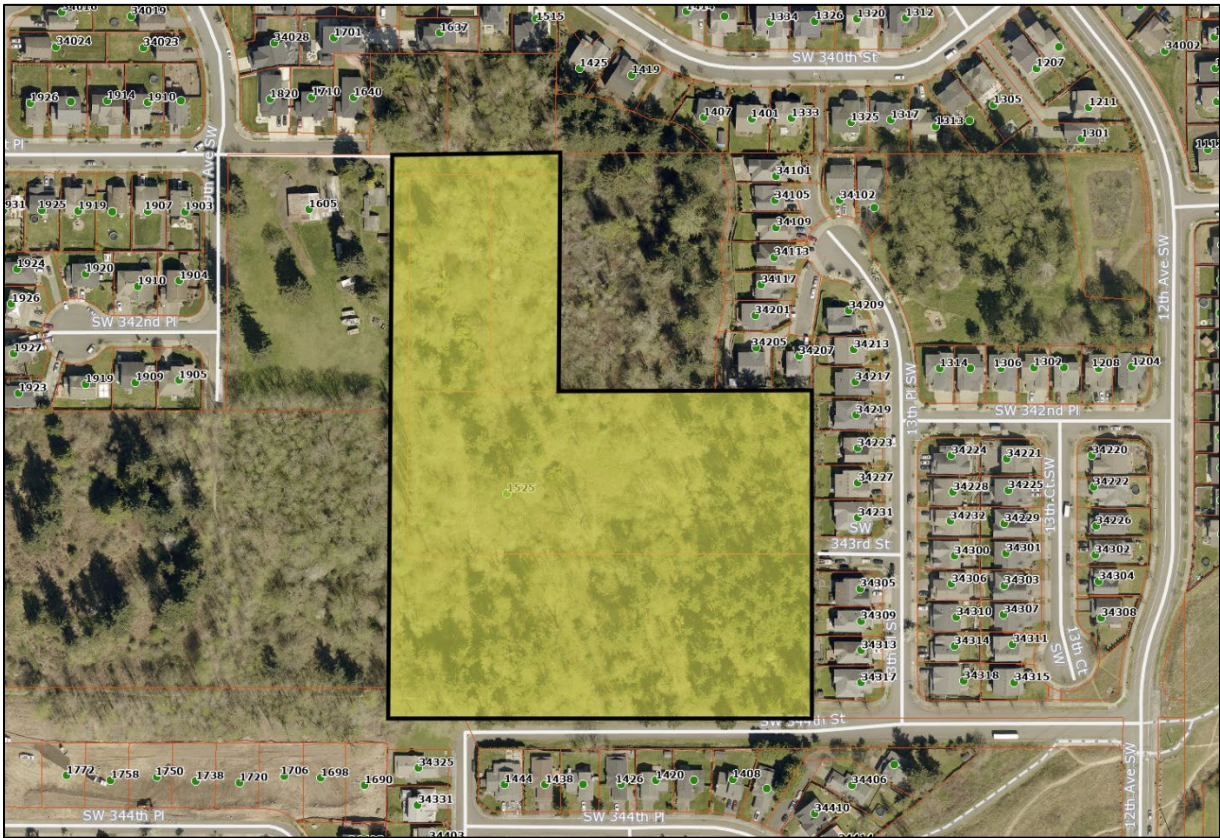
Consistency with Applicable Plans and Regulations: The project will be reviewed for consistency with all applicable policies and regulations, including but not limited to: The *Federal Way Comprehensive Plan*; *King County Surface Water Design Manual*; *Public Works Development Standards*; *Lakehaven Water and Sewer System Design and Construction Standards*; *South King Fire 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.federalwaywa.gov/page/land-use-notices> 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 Andrew Leon, 253-835-2652, or andrew.leon@cityoffederalway.com.

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



Saghalie Heights Preliminary Plat Proposed Site Plan

