



NOTICE OF LAND USE APPLICATION

Project Name: Boychev Short Plat (permit #23-105061-SU)

Project Description: Proposed subdivision of one, 2-acre parcel into 2 single-family residential lots.

Project Applicant and Owner: Viktor Boychev, 28530 24th Ave S, Federal Way, WA 98003

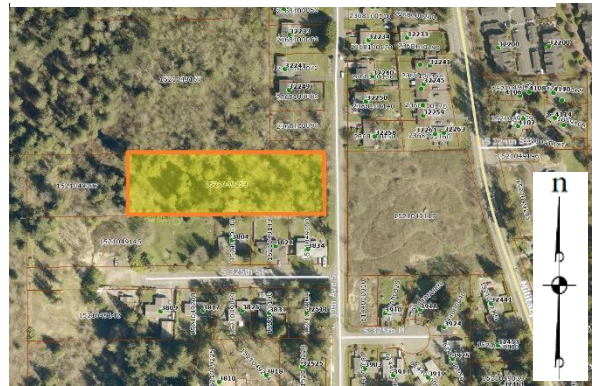
Project Location: Unaddressed parcel #152104-9153, appx. 150 ft N of the 39th Ave S and S 325th St. intersection

Date of Application: December 7, 2024

Date Application Determined Complete: March 12, 2024

Date of Notice of Application: March 22, 2024

Vicinity Map (subject property in yellow)



Requested & Related Decisions, & Other Determinations Included with Application: Short Plat Application File #23-105061-SU pursuant to FWRC 18.30 and 18.55; SEPA application #23-105227-SE; Transportation Concurrence File #23-105228-CN. A SEPA environmental determination has not yet been made.

Submitted Environmental Documents & Studies: Environmental Critical Areas Assessment (Habitat Technologies; 7/28/23); Tree Inventory & Retention Report, and Tree Evaluation Data (Shoffner Consulting; 10/16/23); Tree Inventory Map (DIMA Construction); Storm Drainage Technical Information Report and Drainage Plan (Effective Engineering PLLC; 10/3/23); applicant-submitted excerpt of Construction Stormwater Pollution Prevention Measures from King County Surface Water Design Manual Appendix C; SEPA Environmental Checklist

Development Regulations Used for Project Mitigation: 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*; and FWRC Titles 14, 16, 18, and 19.

Public Comment: Any person may submit written comments on the application to the Community Development Director by **April 8, 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 Department, 33325 8th Avenue South, Federal Way, WA, 98003 or 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.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 Evan Lewis, 253-835-2646, or evan.lewis@cityoffederalway.com.

Proposed Site Plan

