



NOTICE OF LAND USE APPLICATION

Project Name: Barnes Short Plat (#23-101282-SU)

Project Description: Proposed short subdivision of one parcel into two single-family lots. The subject parcel is zoned Single-Family Residential (RS 15.0) and has an area of approximately 38,536 square feet (0.89 acres).

Project Applicant: Will Sowder, Puget Sound Permits., 2105 1st Ave # 406, Seattle, WA 98121;

Property Owner: Ronald and Mary Barnes, 1298 SW 301st St, Federal Way, WA 98023

Project Location: 1298 SW 301st St / Parcel ID Number 515320-0260

Date of Application: January 2, 2024

Date Determined Complete: March 27, 2024

Date of Notice of Application: April 5, 2024

Comment Deadline: April 22, 2024

Requested & Related Decisions, & Other Determinations Included with Application: The applicant requests a short subdivision decision (file # 23-101282-SU) pursuant to Chapter 18.30 Federal Way Revised Code (FWRC). Additional permits and/or approvals in conjunction with the short subdivision include Transportation Concurrency (file # 23-104761-CN).

Submitted Environmental Documents & Studies: Technical Information Report, prepared by Tebaldi Engineering, LLC dated July 21, 2023.

Development Regulations Used for Project Mitigation: 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 16, 18, and 19.

Public Comment: The official project file is available for public review at the Community Development Department (address below). Any person may submit written comments on the short subdivision application to the Director of Community Development by **April 22, 2024**. Only persons who submit written documents to the Director, or request a copy of the original decision, may request a copy of the original decision. Comments can be submitted to the Department of Community Development (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 Andrew Leon, 253-835-2652, or andrew.leon@cityoffederalway.com.

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This aerial map displays a residential neighborhood with property boundaries outlined in red. A large yellow rectangular area is highlighted, representing the subject property. The map includes the following lot numbers and street names:

- Lot Numbers:** 30015, 30025, 30035, 30045, 30107, 1287, 1296, 1298, 1295, 1595.
- Streets:** 16th Ave SW, SW 301st St.

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