

NOTICE OF LAND USE APPLICATION

Project Name: Dash Point Palisades Preliminary Plat (#24-100687-SU)

Vicinity Map (see pg. 2 for more detail)

Project Description: Proposed subdivision of three parcels into 13 single-family residential lots. The subject parcels are zoned Single-Family Residential (RS 9.6) and have a combined area of approximately 168,181 square feet (3.86 acres). Road access for the new lots is proposed from 51st Ave SW.

Project Applicant: JKM Holdings, LLC, P.O. Box 188, Puyallup, WA 98371

Applicant's Agent: Grant Middleton, Larson and Associates LLC, 9027 Pacific Ave, Ste 4, Tacoma, WA 98444

Property Owner: Joseph Mitchell and Kurt Veeder, 2118 N 30th St, Apt 12, Tacoma, WA 98403

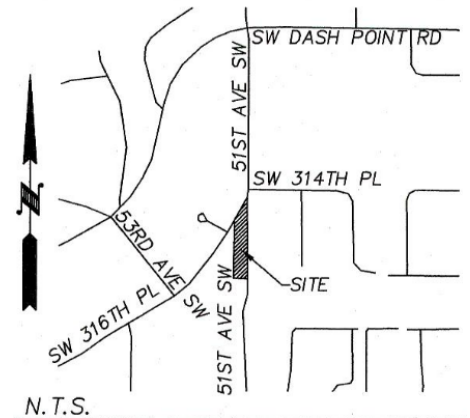
Project Location: 5101 SW 316th Pl / Parcel ID Numbers 102103-9001, 1021036-9016, and 102103-9040

Date of Application: March 4, 2024

Date Determined Complete: April 1, 2024

Date of Notice of Application: April 12, 2024

Comment Deadline: April 29, 2024



Requested & Related Decisions, & Other Determinations Included with Application: The applicant requests a preliminary plat decision (File # 24-100687-SU) pursuant to Chapter 18.35 Federal Way Revised Code (FWRC). Additional permits and/or approvals in conjunction with the preliminary plat include a *State Environmental Policy Act* Threshold Determination (File # 24-100689-SE), a Forest Practices Application (File # 24-100693-AD), Transportation Concurrence (File # 24-100692-CN) and a request for modification of required right-of-way improvements (File # 24-100921-SM).

Submitted Environmental Documents & Studies: Technical Information Report, prepared by Larson & Associates dated February 15, 2024, Geotechnical Report, prepared by Terra Associates, Inc. dated January 22, 2024, Tacoma Smelter Plume Site Assessment, prepared by Terra Associates, Inc., dated September 1, 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 14, 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 29, 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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Existing Parcels Involved in the Dash Point Palisades Preliminary Plat *(Shaded yellow, outlined in black below)*



Dash Point Palisades Preliminary Plat Proposed Site Plan

