

NOTICE OF LAND USE APPLICATION

Project Name: Creekwood Preliminary Plat

Project Description: Proposed subdivision of one 19.86-acre parcel into 20 single-family residential lots with a new public road and tracts for drainage, environmental critical areas, and open space. Road access is proposed from the northeast via 21st Ave SW and from the north via 22nd Ave SW. The site is zoned RS 15.0 which requires a minimum lot area of 15,000 sq. ft. The applicant proposes a cluster subdivision to allow minimum lot areas below the RS 15.0 requirement when Federal Way Revised Code (FWRC) 18.55 design standards are met.

Project Applicant: Barry Margolese, Amalani LLC, 415 1st Ave N Unit 9998, Seattle, WA 98109; **Applicant's Agent:** Ivana Halvorsen, Barghausen Consulting Engineers, Inc., 18215 72nd Ave S, Kent, WA 98032

Project Location: Unaddressed parcel #122103-9037, appx. 800 ft. S of 22nd Ave SW and SW 307th St. intersection

Date of Application: January 19, 2023

Date Application Determined Complete: February 16, 2023

Date of Notice of Application: February 24, 2023

Requested & Related Decisions, & Other Determinations Included with Application: Preliminary Plat Application File # 22-105973-SU pursuant to FWRC 18.35 and 18.55.040; *State Environmental Policy Act* Threshold Determination File # 22-105974-SE; Transportation Concurrency File #s 22-105975-CN and 22-103594-CN; Class IV Forest Practices file #23-100093-AD; Street Modification Request #22-105976-SM; and requests to use cast-in-place reinforced concrete retaining wall for public road crossing (file #22-105978-AD) and cast-in-place reinforced concrete storm water vault (file #22-105977-AD). This is an updated preliminary plat from three past prelim plat applications for this parcel: 2019 and 2017 expired applications (file #s 19-103218-SU and 17-103947-SU), and 2014 withdrawn application (file #14-100957-SU). A SEPA Mitigated Determination of Non-Significance was issued 4/10/2015 for the 2014 application that was withdrawn (SEPA #201501682); A SEPA determination has not yet been made for the current application.

Submitted Environmental Documents & Studies: SEPA Environmental Checklist; Geotechnical Engineering Report from GeoResources (12/22/22); a geotech addendum from GeoResources (10/23/20); geotechnical report from Associated Earth Sciences Inc. (5/12/17); Wetland Assessment and Fish and Wildlife Habitat Assessment and Buffer Enhancement Plan from Soundview Consultants dated December '22; Wetland Mitigation Plan from Soundview Consultants (12/15/22); Stormwater Preliminary Technical Information Report by Barghausen Consulting Engineers (1/3/23); Preliminary Landscaping and Tree Retention Plan by Barghausen Consulting Engineers (1/3/23); Limited Phase II Environmental Site Assessment for Tacoma Smelter Plume Soil Sampling by Earth Solutions NW (8/31/22); and preliminary plat plan set that includes a preliminary early clear and grade plan, open space plan, slope analysis, and grading and drainage plan.

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."

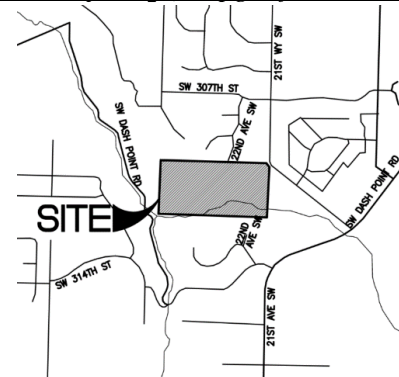
Consistency with Applicable Plans and Regulations: The project will be reviewed for consistency with all applicable policies and regulations, including but not limited to: The *Federal Way Comprehensive Plan*; *King County Surface Water Design Manual*; *Public Works Development Standards*; *Lakehaven Water and Sewer System Design and Construction Standards*; *South King Fire and Rescue 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.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: Associate Planner Evan Lewis, 253-835-2646, or evan.lewis@cityoffederalway.com.

Vicinity Map (see pg. 2 for more detail)



[illegible]