



DETERMINATION OF NONSIGNIFICANCE (DNS)
Proposed Text Amendments to Federal Way Revised Code for Accessory Dwelling Units Title 19 (Zoning and Development Code)
File No: 23-100436-UP & 23-100437-SE

Description: The City is proposing amendments to Federal Way Revised Code Title 19 Zoning and Development Code to implement the Housing Action Plan Strategy #4 Encourage ADU production. The proposed amendments are intended to remove regulatory and financial barriers and streamline the permitting process. The scope of the proposal including eliminating Land Use review process for ADUs, increasing the maximum size, allowing ADUs to exceed height of the primary structure, exempting ADU's from School Impact Fees, increasing allowed driveway width within required yard setbacks to aid in the provision of onsite parking, removing the nonconforming lot exclusion, allowing home occupations, removing owner occupancy requirement, and allowing ADUs within cluster subdivisions.

Location: Citywide in Single Family Zoned Areas

Applicant: Community Development Department – Planning Division

Lead Agency: City of Federal Way

Staff Contact: Chaney Skadsen, Senior Planner, 253-835-2644, chaney.skadsen@cityoffederalway.com

The city's Responsible Official has determined that the proposal does not have a probable significant adverse impact on the environment, and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the city.

A completed environmental checklist and supporting documents are available for review at the City of Federal Way Community Development Department (Federal Way City Hall, 33325 8th Avenue South, Federal Way, WA 98003, 253-835-7000), from 8 a.m. to 5 p.m., Monday through Friday.

This DNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issuance. Comments must be submitted by 5:00 p.m. on 31 March, 2023. Unless modified by the city, this determination will become final following the comment deadline. Any person aggrieved by the city's determination may file an appeal with the city within 21 days of the above comment deadline. You may appeal this determination to the Federal Way City Clerk (address above), no later than 5:00 p.m. on 21 April 2023, by a written letter stating the reason for the appeal of the determination. You should be prepared to make specific factual objections.

Responsible Official: Keith Niven

Title: Director of Community Development

Address: 33325 8th Avenue South, Federal Way, WA 98003

Date Issued: March 17th, 2023

Signature: 