

## NOTICE OF LAND USE APPLICATION

Project Name: ANK Short Plat (#23-105365-SU)

**Project Description:** Proposed short subdivision of two parcels into four single-family lots with tracts for access, utilities, and stormwater. The subject parcels are zoned Single-Family Residential (RS 7.2) and have a combined area of approximately 75,347 square feet (1.73 acres). The eastern portion of the subject parcels is located contains mapped geologically hazardous areas.

**Project Applicant:** Hans Korve, Daley-Morrow-Poblete, Inc., 726 Auburn Way N, Auburn, WA 98002; **Property Owner:** Asgedom Woldetekle, 29850 18<sup>th</sup> Ave S, Federal Way, WA 98003

Project Location: 29580 18th Ave S / Parcel ID Numbers 367440-0155 and

367440-0160

**Date of Application:** January 9, 2024

**Date Determined Complete:** February 6, 2024 **Date of Notice of Application:** February 16, 2024

Comment Deadline: March 4, 2024

SACAJAWA PARK

S. 300TH ST.

S. 299TH ST.

S. 300TH ST.

S. 300TH ST.

Vicinity Map (see pg. 2 for more detail)

**Requested & Related Decisions, & Other Determinations Included with Application:** The applicant requests a short subdivision decision (file # 23-105365-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 # 23-105802-CN) and a request for modification of required right-of-way improvements (file # 23-105803-SM).

**Submitted Environmental Documents & Studies:** Technical Information Report, prepared by Daley-Morrow-Poblete, Inc. dated October 18, 2023, Geotechnical Letter Report and Soil Sampling, prepared by Krazan & Associates, Inc. dated October 3, 2023, Letter from the Washington State Department of Ecology regarding Arsenic and Lead Soil Sampling dated November 7, 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 **March 4, 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 <a href="mailto:planning@cityoffederalway.com">planning@cityoffederalway.com</a>).

**Availability of File and Environmental Documents:** The official project file and referenced environmental documents are available for public review on the City's website <a href="https://www.cityoffederalway.com/node/1962">https://www.cityoffederalway.com/node/1962</a> 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 ANK Short Plat (shaded yellow, outlined in black below)





