

NOTICE OF MASTER LAND USE APPLICATION

Project Name: Noyes Short Plat

Project Description: Proposed short subdivision of one existing 206,218 square-foot single-family lot into two single-family lots, one wetland tract, and open space conservation area, for a total of four divisions of land. Subject property is zoned Single Family Residential (RS7.2)

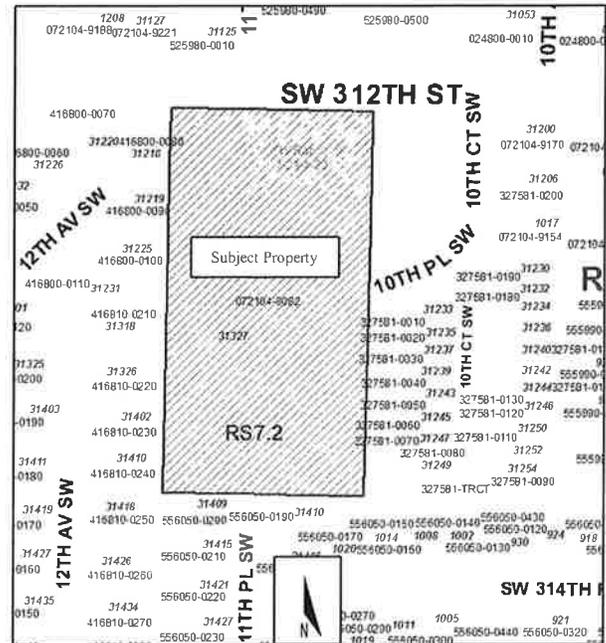
Applicant: Paul Noyes, 31327 10th PL SW, Federal Way, 98023

Project Location: 31327 10th PL SW, Federal Way. Parcel #072104-9082

Date of Application: November 30, 2016

Date Determined Complete: December 15, 2016

Date of Notice of Application: December 23, 2016



Requested Decision and Other Permits Included with this Application: The applicant requests a short subdivision decision (File #16-105655-00-SU) issued by the Director of Community Development pursuant to *Federal Way Revised Code* (FWRC) Chapter 18.30. Additional permits and/or approvals in conjunction with the short subdivision decision include Concurrency (File #16-105656-00-CN). The department has determined the application is categorically exempt from threshold determination procedures pursuant to *State Environmental Policy Act* (SEPA) Rules 197-11-800(6).

Environmental Documents: Updated Wetland Delineation and Rating, prepared by Altmann Oliver Associates, LLC, dated October 24, 2016.

Development Regulations to Be Used for Project Mitigation: FWRC Title 16 'Surface Water Management;' Title 18 'Subdivisions;' Title 19 'Zoning and Development Code.'

Consistency with Applicable City Plans and Regulations: The project will be reviewed for consistency with all applicable codes and regulations including the *Federal Way Revised Code*; 2016 *King County Surface Water Design Manual* as amended by the City of Federal Way, and Public Works Department *Development Standards*.

Public Comment & Appeals: 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 **January 9, 2017**. Only persons who submit written documents to the Director, or specifically request a copy of the original decision may appeal the Director's decision.

Availability of File and Environmental Documents: The official project file and referenced environmental documents are available for public review during normal business hours at the Community Development Department, 33325 8th Avenue South, 2nd Floor, Federal Way, WA 98003

Staff Contact: Becky Chapin, Associate Planner, 253-835-2641, becky.chapin@cityoffederalway.com