

NOTICE OF MASTER LAND USE APPLICATION

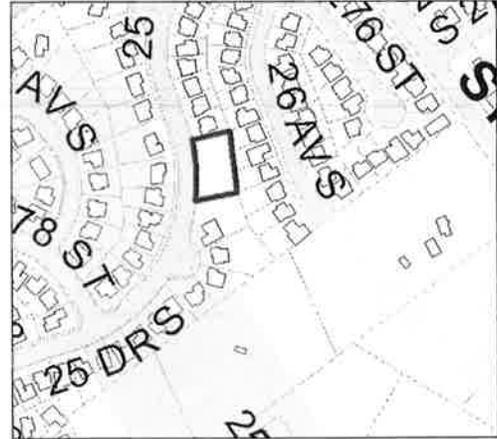
Project Name LL Management LLC Short Plat

Project Description: Proposed short subdivision of one single-family lot into two lots.

Applicant: LL Management LLC, Irina Dmitroychak
206-861-3728, lawofficenow@gmail.com

Project Location: 27634 25th Drive S., Federal Way, WA 98023
Tax Parcel: 757560-0130

Date of Application: May 26, 2016
Date Determined Complete: July 29, 2016
Date of Notice of Application: August 5, 2016



Requested Decision and Other Permits Included with this Application: The applicant requests a short subdivision decision (File #16-102564-00-SU) issued by the Community Development Director 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 #16-102565 -CN) and a geotechnical third party review (16-102652-AD); and yet to be filed Engineering/Construction Review ('EN'). 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)(d).

Environmental Documents: Preliminary Technical Information Report, City Critical Areas Inventory Map and 2012 Geotechnical Report.

Development Regulations Used for Project Mitigation: FWRC Title 16 'Surface Water Management,' Title 18 'Subdivisions,' Title 19 'Zoning and Development Code (FWRC Chapter 19.145 "Environmentally Critical Areas").

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* and 2016 *King County Surface Water Design Manual* as amended by the City of Federal Way, and Public Works Department *Development Standards*.

Public Comment & Appeals: Any person may submit written comments on the short subdivision application to the Community Development Director by **Monday, August 22, 2016**, by 5:00 pm. Only persons who submit written documents to the Director, or specifically request a copy of the original decision prior to the end of the notice period 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: Leila Willoughby-Oakes, Associate Planner
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