



Department of Community Development  
33325 8th Avenue South  
Federal Way, WA 98003-6325  
253-835-2607; Fax 253-835-2609  
[www.cityoffederalway.com](http://www.cityoffederalway.com)

## SEPA ENVIRONMENTAL CHECKLIST

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts, or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. *You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.* You may also attach or incorporate by reference additional studies and/or reports. Complete and accurate answers to these questions often avoid delays with the SEPA process, as well as later in the decision-making process.

The checklist questions apply to *all parts of your proposal*, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal, and an analysis of adverse impacts. The checklist is considered the first, but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans, and programs), complete the applicable parts of sections A and B, plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for nonprojects) questions in Part B (Environmental Elements) that do not contribute meaningfully to the analysis of the proposal.

## A. BACKGROUND

**1. Name of proposed project, if applicable:**

2018 City of Federal Way Comprehensive Plan Amendments –Milton Road Legislative Comprehensive Plan Amendment and Rezone

**2. Name of applicant:**

Federal Way Community Development Department – Margaret H. Clark, Principal Planner

**3. Address and phone number of applicant and contact person:**

33325 8<sup>th</sup> Avenue South, Federal Way, WA 98003. (253) 835-2646

**4. Date checklist prepared:**

November 19, 2018

**5. Agency requesting checklist:**

City of Federal Way

**6. Proposed timing or schedule (including phasing, if applicable):**

Planning Commission Public Hearing – February 20, 2019  
Land Use/Transportation Committee Public Meeting –March 4, 2019  
City Council Public Meeting with 1<sup>st</sup> Reading of Ordinance –March 19, 2019  
City Council Public Meeting with 2<sup>nd</sup> Reading of Ordinance – April 2, 2019

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

This is a legislative action initiated by the City Council for a comprehensive plan amendment and rezone for 26 parcels (56.06 acres) in the Milton Road area east of I-5 (Exhibit A) from Single Family Medium Density Residential (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential (Either to RS 7.2, one unit per 7,200 sq. ft. or RS 5.0, one unit per 5,000 sq. ft.) If the proposed comprehensive plan amendment is approved, appropriate zoning changes would be made concurrently. The owners would then be able to apply for subdivisions or other allowable development activity. Any of these actions would have to be reviewed and approved by the City.

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

No environmental documents were prepared in connection to this comprehensive plan amendment and rezone. However, there were two wetland reports prepared for the following specific parcels:

1. Wetland & Mitigation Report prepared by Environmental Design, LLC for Arnie Ellingson, site

address 1224 South 376<sup>th</sup> Street located on Parcel No's. 322104-9136, 322104-9036, and 322104-9138.

2. Wetland and Fish and Wildlife Habitat Assessment Report for Arnie Ellingson, no site address, Parcel No. 322104-9050.

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

There is a pending violation on portions of Parcel No's. 322104-9136, 322104-9036, and 322104-9138 for clearing and grading without a permit. The owner had misinterpreted information provided by the Department of Ecology and began constructing a stormwater feature/berm within the wetland buffer without approval from the City. The owner entered into a Voluntary Correction Agreement (VOA) with the City. As part of the VOA, a full assessment of the impacts to the wetland and wetland buffer and a wetland report with recommended mitigation was required. A Wetland & Mitigation Report was prepared by Environmental Design, LLC. The City is in the process of working with the owner on resolving the violation.

There are no other pending applications for government approvals or other proposals directly affecting the remainder of the parcels. If the legislative comprehensive plan amendment and rezone are approved, specific development proposals related to individual parcels will require future environmental review and approval of development and building permits.

**10. List any government approvals or permits that will be needed for your proposal, if known.**

The Federal Way City Council must adopt the final amendments to the *FWCP* pursuant to *FWRC Chapter 19.80, "Council Rezones."* Specific development proposals related to individual parcels will require future environmental review and approval of development and building permits.

**11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

The locations of the 26 lots that are included in the legislative comprehensive plan and rezone area are shown on *Exhibits A and B*, and are described below:

	Parcel #	Owner	Address	Location	Sq. ft.	Acres	Existing Land Use	# Houses
1	322104-9086	Mark Johnson	1424 S 372nd St	North of Milton Rd S/S 372nd St	19,331	0.44	Single family dwelling	1
2	322104-9157	Larry Neether	37222 Milton Rd S	East of Milton Rd S	47,760	1.1	Single family dwelling	1
3	322104-9045	Larry Neether			71,002	1.63	Single family dwelling	1
4	322104-9002	Pam Otteson	1408 S 372nd St	North of Milton Rd S/S 372nd St, west of Milton Rd S, and south of I-5	145,490	3.34	Single family dwelling	1
5	322104-9076	Pam Otteson			36,533	0.84	Vacant	0

	Parcel #	Owner	Address	Location	Sq. ft.	Acres	Existing Land Use	# Houses
6	322104-9114	Rick Beard	1331 S 372nd St	South of Milton Rd S/S 372nd St	87,120	2	Single family dwelling	1
7	322104-9053	Rick Beard	1311 S 372nd St		77,972	1.79	Single family dwelling	1
8	322104-9129	Rick Beard	1321 S 372nd St		31,785	0.73	Single family dwelling	1
9	322104-9036	Arnold Ellingson	1110 S 376th St	East of Milton Rd S and north of S 376th St	167,270	3.83	Single family dwelling	1
10	322104-9138	Arnold Ellingson	N/A	North of S 376th St	98,881	2.27	Vacant	0
11	322104-9136	Arnold Ellingson	1224 S 376th St		108,900	2.5	Single family dwelling	1
12	322104-9050	Arnold Ellingson	N/A		207,781	4.77	Vacant	0
13	322104-9064	Visnou Dararak	1423 S 372nd St	South of Milton Rd S	104,544	2.4	Single family dwelling	1
14	322104-9003	Joe & Mary Greene	1312 S 372 <sup>nd</sup> St	North of Milton Rd S/S 372nd St, and east of I-5	92,347	2.12	Single family dwelling	1
15	322104-9048	Joe Greene	N/A	North of Milton Rd S/S 372nd St, and east of I-5	1,350	0.03	Vacant	0
16	322104-9126	Nick Semenyuk	1411 S 372 <sup>nd</sup> St	South of S 372nd St	104,108	2.39	Single family dwelling	1
17	322104-9111	Lue Swenson	36924 Milton Rd S	South of S369th St and east of Milton Rd S	16,875	0.39	Single family dwelling	1
18	322104-9001	Kay Kaprosy	37128 Milton Rd S	East of Milton Rd S	133,729	3.07	Single family dwelling	1
19	322104-9011	Loren and Shannon Neighbors	1515 S 372 <sup>nd</sup> St	Southeast of S 372nd St	217,800	5	Single family dwelling	1
20	322104-9063	Jayne Vondoenhoff	1414 S 376 <sup>th</sup> St	South of S 376 <sup>th</sup> St	440,661	10.12	Single family dwelling	1
21	721266-1040	Michael & Connie Czerwonka	1605 S 369 <sup>th</sup> St	South of S 369 <sup>th</sup> St	28,507	0.65	Single family dwelling	1
22	721266-1090	City	N/A	South of S 369th St	54,561	1.25	Detention Pond	0
23	721266-1050	William Germann	37123 17 <sup>th</sup> Ave S	West of 17 <sup>th</sup> Ave S	42,395	0.97	Single family dwelling	1
24	721266-1060	Nguyen & Diem Ngoc	37321 17th Ave S	West of 17th Ave	35,000	0.8	Single family dwelling	1

	Parcel #	Owner	Address	Location	Sq. ft.	Acres	Existing Land Use	# Houses
				S				
25	721266-1070	Igor & Liliya Stadnik	37323 17th Ave S	West of 17th Ave S	35,000	0.8	Single family dwelling	1
26	721266-1080	Curtis & Christina Call	1610 S 376th St	North of S 376th St	35,500	0.81	Single family dwelling	1
<b>Total</b>					<b>2,442,202</b>	<b>56.06</b>		<b>21</b>

No's 21 and 23-26 are located within Regency Woods Division No. 2 and they are already developed with single family homes.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

Refer to *Exhibit A* for location of the parcels. Street addresses are found under Section A.11 of this Checklist. No's 1-20 above are located within NE 32-21-4 and No's 21- 26 are located within NW 33-21-04.

### **Staff concurs with the checklist.**

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

**a. General description of the site**

**(Underline/circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_**

The site is approximately 56 acres with a flat to rolling terrain.

**b. What is the steepest slope on the site (approximate percent slope)?**

The steepest slope on the site is approximately 42 percent located on the western portion of Parcel No. 322104-9036 between Milton Road and the on-site wetland.

**c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

The majority of the soils in this area are Alderwood Gravelly Sandy Loam (AgC) with a slope of 6-15 percent. Everett Gravelly Sandy Loam (EvC) with a slope of 5-15 percent can be found roughly in the middle of the area with an area of Kitsap Silt Loam (KpB), 2-8 percent slope, to

the south east of the EvC. There is also a small area of Bellingham Silt Loam (Bh) located in the south eastern portion of the area (Exhibit C).

**d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Based on the city's Critical Areas Map (Exhibit D), there are no surface indications or history of unstable soils in the immediate vicinity.

**e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

The proposal is a non-project action. However, if any of the parcels are further subdivided via a preliminary plat (10 or more lots created), said subdivision would be subject to their own review pursuant to the *State Environmental Policy Act (SEPA)* and at that time, any proposed filling, excavation, and grading, including source of fill would be addressed. The construction of single family homes does not trigger SEPA review.

**f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

It is possible that erosion could occur as a result of clearing, construction, or use. Please refer to response under Section B (1) (h).

**g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

There are approximately 56.06 acres in the subject area, of which 50.76 acres may be redevelopable. As stated in Section A (11), No's 21 and 23-26 are located within Regency Woods Division No. 2 (Exhibits A and B) and they are already developed with single family homes. Furthermore, it appears that the Regency Woods Division 2 Declaration of Protective Covenants, Conditions and Restrictions (CC&Rs) prohibit further division of these lots. Of the remaining 50.76 acres, approximately 0.92 acres will needed for future road expansions and approximately 13.22 acres would be set aside as wetlands and wetland buffers, leaving 36.62 acres as developable or redevelopable land. If the parcels were subdivided, it is assumed that 7.5 percent would be set aside as open space with the remaining 7.5 percent being satisfied by a fee-in-lieu of open space with 20 percent being developed as internal streets, leaving approximately 52.3 percent that could be developed as lots. In both the RS 7.2 and RS 5.0 zones, maximum lot coverage is 60 percent which would result in approximately 31.4 percent of impervious surface.

**h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

These are non-project actions. Future project specific actions will be subject to environmental review as required by the *SEPA Rules*, and will be evaluated in accordance with all plans, policies, rules, and regulations adopted as a basis for the exercise of substantive authority under *SEPA* to approve, condition or deny proposed actions. In addition, when future projects are submitted, any erosion-related impacts created during clearing and construction activities will be mitigated in compliance with the 2016 *King County Surface Water Manual (KCSWM)*, as amended by the city. This requires any erosion-related impacts created during clearing and construction activities to be addressed according to a Temporary Erosion Sedimentation Control Plan (TESC), which is a standard part of engineering review and approval.

## Staff concurs with the checklist.

### 2. Air

- a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Potential construction of an additional 160 to 231 houses would result in increased emissions to the air both during construction and after construction by increased vehicle traffic in the area. Approximate quantities of the increased emissions are unknown.

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Not applicable. These are non-project actions.

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any.**

These are non-project actions. However, the amount of wetland vegetation and buffer vegetation to be retained should help to filter pollutants and absorb carbon dioxide. Trees also release oxygen into the atmosphere and help cool our homes.

## Staff concurs with the checklist.

### 3. Water

#### a. Surface Water

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

The City's Critical Area Map (Exhibit D) identifies three Category II Wetlands in this area, one on Parcels 322104-9136, 322104-9036, and 322104-9138 (Ellingson), one on the southern portion of Parcel 322104-9063 (Vondoenhoff), and one on Parcels 322104-9001 (Kaprotsky), and 721266-1090 (City of Federal Way). These appear to be Category II wetlands with 105 foot wide buffers. There also appears to be another wetland on portions of Parcels 322104-9050 (Ellingson), 322104-9126 (Semenyuk) and 322104-9063 (Vondoenhoff). The City's wetland consultant has identified this wetland as a Category III wetland with a 60 foot wide buffer.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

These are non-project actions. However, if the wetlands are indeed Category II with buffers of 105 feet and 60 feet, it is likely that work would occur within 200 feet of the wetlands. There have been two wetland studies prepared for the Ellingson parcels. However, if future

subdivision of the area is proposed, additional environmental studies to analyze impacts on the wetlands would be required.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

These are non-project actions and without a development proposal it is not possible to estimate fill or dredge material that would be placed in or removed from the wetlands or their buffers. It is also not possible to identify the source of any fill.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

These are non-project actions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note the location on the site plan.**

These are non-project actions. However, based on the Washington State Coastal Atlas (Flood Hazard Maps), there are no floodplains in the vicinity of the site-specific requests.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

These are non-project actions.

**b. Ground Water**

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses, and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

These are non-project actions. However, based on the Lakehaven Water & Sewer District Wellhead Protection Maps, there are no wells in this area.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

These are non-project actions. However, if the area was built out at RS 7.2 (one unit per 7,200 square feet), it is assumed that there could be 160 lots, including the existing 26 lots, and if built out at RS 5.0 (one unit per 5,000 square feet), there could be 231 lots including the existing 26 lots. It is very unlikely that waste material from septic tanks or domestic sewage would be discharged into the ground as the Lakehaven Water & Sewer District has stated that they have no comment on the proposed rezone itself, as no new Lakehaven water/sewer system facilities would be required by or for the proposed land use action itself. Future development of the



associated properties would require extension of Lakehaven water and sewer system facilities as necessary to serve such future developing properties.

**c. Water runoff (including stormwater):**

- 1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

The existing storm system in the area consists of roadside ditches which connect to existing wetlands in the area.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

Refer to response to question above. However, any new development would be required to construct a stormwater system with a discharge to an approved stormwater treatment and detention system.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

The storm system and the existing roadways are not adequate to support a rezone from RS 35.0 to either RS 5.0 or RS7.2

**d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

As the area is developed, any water-related impacts will be mitigated in compliance with the City-adopted *2016 KCSWM*, as amended by the City.

**Staff concurs with the checklist.**

**4. Plants**

**a. Check the types of vegetation found on the site:**

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

**b. What kind and amount of vegetation will be removed or altered?**

When a specific application is submitted, the kind and amount of vegetation to be removed or altered will depend on City requirements, which would be reflected in an approved tree retention plan.

**c. List threatened and endangered species known to be on or near the site.**

There are no known threatened or endangered species in the vicinity of the proposal.

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

Landscaping would be addressed at the time of subdivision or other development of the area.

**e. List all noxious weeds and invasive species known to be on or near the site.**

There are no known noxious weeds or invasive species on or near the site.

**Staff concurs with the checklist.**

**5. Animals**

**a. List any birds and other animals which have been observed on or near the site, or are known to be on or near the site. Examples include:**

birds: hawk, heron, eagle, songbirds, other:   x  

mammals: deer, bear, elk, beaver, other:   x  

fish: bass, salmon, trout, herring, shellfish, other       

A variety of birds, mammals, and fish native to the Pacific Northwest are found within the City of Federal Way. Species vary depending on whether the area is in a natural versus developed state.

**b. List any threatened and endangered species known to be on or near the site.**

There are no known threatened or endangered species known to be on or near these sites.

**c. Is the site part of a migration route? If so, explain.**

Federal Way is located within the Pacific Flyway migration route utilized by waterfowl migrating north into Alaska and northern Canada. It is unknown whether there are key rest stops in this area.

**d. Proposed measures to preserve or enhance wildlife, if any.**

There are no proposed measures at this time to preserve or enhance wildlife.

**e. List any invasive animal species known to be on or near the site.**

None known.

**Staff concurs with the checklist.**

## 6. Energy and Natural Resources

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

As new internal roads are constructed, new street lights would be installed. Energy for the lights would be provided by Puget Sound Energy (PSE).

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

The maximum height of single family dwelling units in any of the RS zones is 30 feet, and, therefore use of solar energy by adjacent properties should not be affected.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

There are no plans proposed at this time, and any proposed measures to reduce or control energy impacts can only be determined once a proposal is made.

### **Staff concurs with the checklist.**

## 7. Environmental Health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.**

There are none.

- 1) **Describe any known or possible contamination at the site from present or past uses.**

There is no known contamination in this area.

- 2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

The Olympic Pipeline runs parallel to I-5 on the east, west of Milton Road South.

- 3) **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

No toxic or hazardous chemicals will be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

- 4) **Describe special emergency services that might be required.**

No special emergency services will be required.

**5) Proposed measures to reduce or control environmental health hazards, if any.**

No measures are proposed to reduce or control environmental health hazards.

**b. Noise**

**1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Noise associated with traffic on I-5 is audible along the western portion of the subject site.

**2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? For internal roads and home construction Indicate what hours noise would come from the site.**

There will be short-term noise associate with construction equipment and long-term noise associated with traffic associated with new homes in the area.

**3) Proposed measures to reduce or control noise impacts, if any:**

Per FWRC 19.105.040, the City of Federal Way regulates work hours as follows: Development activities and heavy equipment operations are permitted between the hours of 7:00 a.m. and 8:00 p.m. Monday through Friday, and between 9:00 a.m. and 8:00 p.m. Saturday, and are not permitted on Sundays or holidays observed by the city, unless permission is requested and granted by the Director of Community Development.

**Staff concurs with the checklist.**

**8. Land and Shoreline Use**

**a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

There are presently 21 houses on 26 parcels (Exhibit E). The SeaTac Rest Area is located to the north; Enchanted Park/Wild Waves Amusement Park is located to the northeast; a retirement home, The Meridian at Stone Creek, and vacant land is located to the south; Regency Woods, Division II is located to the east; and Milton Road South and I-5 are located to the west. Intensification of development in this area should not affect land uses on nearby or adjacent properties.

**b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

It is unknown if any of the sites have been used for agriculture or as forest land in the past.

**1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how.**

There are no surrounding working farms or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting.

**c. Describe any structures on the site.**

Refer to responses under Section B.8 (a) of this Checklist.

**d. Will any structures be demolished? If so, what?**

It is unknown if any structures will be demolished to make way for new construction.

**e. What is the current zoning classification of the site?**

The current zoning of the area is RS 35.0 (Single family Residential, one unit per 35,000 square feet).

**f. What is the current comprehensive plan designation of the site?**

The current comprehensive plan designation is Single Family Medium Density Residential.

**g. If applicable, what is the current shoreline master program designation of the site?**

The site is not located in a designated shoreline master program area.

**h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

There are four Class II wetlands in this area. Please refer to Section B.3.a.1. for a description of the wetlands and Exhibit D for their locations.

**i. Approximately how many people would reside or work in the completed project?**

If the area was built out at RS 7.2 zoning with approximately 160 single family houses, with a household size of 2.7 persons, approximately 432 people would live in the area. With RS 5.0 zoning and 231 single family houses, approximately 624 people would reside in the area.

**j. Approximately how many people would the completed project displace?**

Buildout of the area should not displace people who currently reside there..

**k. Proposed measures to avoid or reduce displacement impacts, if any.**

Not applicable.

**l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

At either RS 5.0 or RS 7.2 zoning, future uses should be compatible with the Regency Woods Division II Development to the east and, the retirement home to the south, and Wild Waves/Enchanted Park Theme Park to the northeast.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.**

There are no agricultural and forest lands of long-term commercial significance within the city.

### **Staff concurs with the checklist.**

#### **9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

At RS 7.2 zoning, there may be approximately 160 housing units and at RS 5.0 zoning, there may be 231. It is expected that this would be middle-income housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

It is not anticipated that any housing units will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any.**

Not applicable.

### **Staff concurs with the checklist.**

#### **10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Thirty (30) feet above average building elevation.

- b. What views in the immediate vicinity would be altered or obstructed?**

No views in the immediate vicinity should be altered or obstructed

- c. Proposed measures to reduce or control aesthetic impacts, if any.**

Not applicable.

### **Staff concurs with the checklist.**

**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Development of housing would provide additional household lighting and light emitted from street lighting poles after dark.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

No.

- c. What existing off-site sources of light or glare may affect your proposal?**

None.

- d. Proposed measures to reduce or control light and glare impacts, if any.**

Federal Way Revised Code (FWRC) 19.105.030, Lighting regulation, prohibits light sources both directable and nondirectable from extending to adjacent properties.

**Staff concurs with the checklist.**

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

Enchanted Park/Wild Waves Theme Park is located to the northeast. In addition, there are a wide variety of recreational opportunities in the Federal Way area. These opportunities include Dash Point State Park, a 398-acre state park on the west side of the city, operated and maintained by Washington State Parks; Celebration Park, an 84-acre city-owned community park located approximately in the middle of the City with ballfields and walking trails; Town Square Park, a four acre city-owned community park located in the City Center; and recreation trails in the Bonneville Power Administration right-of-way.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

There are no existing recreational uses on the subject parcels.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.**

Not applicable.

**Staff concurs with the checklist.**

### 13. Historic and cultural preservation

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**

It is unknown if there are any historic structures over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site.

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

It is unknown whether there are any landmarks or evidence of Indian or historic use or occupation in the area.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Not applicable.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

Not applicable.

**Staff concurs with the checklist.**

### 14. Transportation

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Milton Road South runs north to south and serves the majority of the parcels. South 276<sup>th</sup> Street runs east west and serves five parcels (Exhibits A and B).

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Sound Transit, King County Metro, and Pierce Transit provide service to the city. There is also a dial-a-ride-transit (DART) service, as well as two park and ride facilities (Twin Lakes and Redondo Heights) and the Federal Way Transit Center. It is unknown which specific routes serve the site-specific requests. This area is not served by either existing or planned routes by King County METRO or Pierce Transit. The closest transit service is Pierce Transit Route 402, located at SR 161 (Enchanted Parkway S) at 19th Way S.

- c. **How many additional parking spaces would the completed project or non-project proposal**



**have? How many would the project or proposal eliminate?**

City code requires a minimum of two parking spaces per dwelling unit. No parking spaces should be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Any proposals that may result from a decision on the legislative rezone and comprehensive plan amendments will be subject to future review for compliance with all codes. Specifically, any future development, regardless of zoning, would be required to construct street improvements consistent with the planned roadway cross-sections as shown in *Map III-4 (Cross Section Application by Street)* (Exhibit E) and *Table III-10 [Capital Improvement Program (CIP) – 2016-2040]* of Chapter 3 of the *FWCP*, except single family development may apply to the Public Works Director to modify, defer, or waive the required improvements.

A Transportation Impact Analysis was conducted to determine the required street improvements. The applicant would be expected to construct improvements on the following streets to the City's planned roadway cross-sections:

- Milton Road S is a Principal Collector planned as a Type "P" street. However, the proposed zone change would change that to a Type "O" street (Exhibit F), consisting of a 34-foot street with curb and gutter, six-foot planter strips with street trees, 8-foot sidewalks, and street lights in a 68-foot right-of-way (ROW). Assuming a symmetrical cross section, 4 feet of ROW dedication and half street improvements are required on each side developed as measured from the street centerline OR far side edge of travel way. Depending on the location of any local access streets, left-turn lanes may be required at site access points, adding 12 feet to the roadway cross-section. The easterly curve in the 37200 block does not meet current standards, and should be realigned. Another alternative would be to construct a site access intersection at this location, controlled by a roundabout.
- S 376<sup>th</sup> Street is a Minor Collector planned as a Type "S" street (Exhibit G), consisting of a 36-foot street with curb and gutter, four-foot planter strips with street trees, 5-foot sidewalks, and street lights in a 60-foot right-of-way (ROW). Assuming a symmetrical cross section, no ROW dedication would be necessary, but half street improvements are required as measured from the street centerline OR far side edge of travel way.
- Internal street(s) shall be Type "S" (Exhibit G), "U" (Exhibit H), or "W" (Exhibit I) local streets, consisting of a 36-, 32-, or 28-foot street, respectively, with curb and gutter, four-foot planter strips with street trees, five-foot sidewalks and street lights in a 60-, 56-, or 52-foot right-of-way (ROW), respectively, depending on the number of lots served. Future development shall meet block perimeter requirements of 1,320 feet for non-motorized access, and 2,640 feet for streets

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

- f. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?**

Trip generation is estimated based on ITE's Trip Generation 20<sup>th</sup> Edition. The net increase in traffic volumes would be 160 or 215 trips during the evening peak hour and approximately 1,600 or 2,150 daily trips. Truck percentage of volume would be two percent, consisting mostly of school buses, garbage trucks and the occasional moving van or fire truck.

- g. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

Federal Way is considered an urban area, and there is little agricultural or forestry activity.

- h. **Proposed measures to reduce or control transportation impacts, if any.**

Future development of the area will be subject to development review as required by City regulations. At the time that an application for a development permit is submitted, the Traffic Division will conduct a Concurrency Analysis, which will analyze peak hour impacts of the project to assure that there is adequate capacity to accommodate the proposed development. Supplemental mitigation may be required if the proposed project creates an impact not anticipated in the Transportation Improvement Plan (TIP). The applicants have the option to have an independent traffic engineer licensed in the State of Washington prepare the concurrency analysis consistent with City procedures. Development proposals will also be subject to a traffic impact fee to address system impacts. Site-specific analysis may also be required to address impacts outside of the evening peak hour or safety issues.

### **Staff concurs with the checklist.**

#### **15. Public services**

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? if so, generally describe.**

Based on increased density and additional single family homes, it is likely that there will be a need for increased public services, such as fire protection, police protection, public transit, health care, and schools. The proposed legislative comprehensive plan amendment and rezone were presented to the members of the City's Development Review Committee (DRC), which includes the Public Works Development Service and Traffic Divisions, the Building Division, South King Fire, Lakehaven Water and Sewer District, and the Police Department. No comments were received from the Police Department, Fire Department, or the School District.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

No measures to reduce or control direct impacts on public services have been identified at this time.

### **Staff concurs with the checklist.**

**16. Utilities**

- a. Underline/circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

All services should be available once the area starts to build out. The Lakehaven Water and Sewer District has stated that future development of the area would require extension of Lakehaven water and sewer system facilities as necessary to serve such future developing properties.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

It is expected that utilities will be provided as follows:

Electricity and natural gas - PSE

Water and sewer - Lakehaven Water and Sewer District

Refuse Service - Waste Management

Telephone – There is a variety of providers including land line providers such as AT&T, and voice over internet providers such as Vonage

Cellular – T-Mobile, AT&T, Verizon, Sprint

Television – Xfinity, DIRECTV, Dish

Internet – Xfinity Internet from Comcast, Century Link

**Staff concurs with the checklist.**

**C. SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Margaret H. Clark

Printed Name of Signee: Margaret H. Clark

Position and Agency/Organization: Principal Planner, City of Federal Way

Date Submitted: October 4, 2017

Reviewed and concurred with.

Signature: Brian Davis

Printed Name of Signee: Brian Davis

Position and Agency/Organization: Community Development Director, City of Federal Way

Date reviewed: 1/3/19

**LIST OF EXHIBITS**

- Exhibit A Vicinity Map
- Exhibit B Critical Areas Map
- Exhibit C Soils Map
- Exhibit D Aerial Map
- Exhibit E Map III-4 Cross Section Application by Street
- Exhibit F Road Cross Section O
- Exhibit G Road Cross Section S
- Exhibit H Road Cross Section U
- Exhibit I Road Cross Section W

## D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions.)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

**1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

Development of the area with housing is not likely to increase discharge to water; or production, storage, or release of toxic or hazardous substances as any future development will be subject to City of Federal Way requirements for drainage and FWRC, Title 19, Division 5, which regulates the use of hazardous materials in Critical Aquifer Recharge Areas. In addition, individual zones within the FWRC regulate storage and treatment of hazardous substances. FWRC Title 7, Public Nuisances provides specific regulations related to air quality and noise. However expansion of existing roads and construction of new internal roads will result in increased emissions to air due to increased vehicle traffic in the area and increased noise associated with traffic.

**Proposed measures to avoid or reduce such increases are:**

Require compliance with City codes and regulations.

**2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

As development occurs, trees and other vegetation will be removed, and animals may be displaced.

**Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

Per FWRC 19.120.130 Tree and Vegetation Standards, existing trees and vegetation in good health, and not considered to be invasive species, shall be retained on the subject property to the maximum extent possible in all developments. Twenty five tree units per acre are required on all developed sites in any single family zone. The tree density requirements will be met primarily through the conservation of existing trees. However, in order to provide for continued flexibility in the design of new development, in those situations where a development's design would preclude the retention of the required number of trees, the use of replacement or supplemental tree planting is authorized to meet the required tree unit density.

**3. How would the proposal be likely to deplete energy or natural resources?**

The proposal should not deplete energy or natural resources?

**Proposed measures to protect or conserve energy and natural resources are:**

None.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The only environmentally sensitive areas are wetlands. The City permits intrusions into wetland buffers on a case-by-case basis only if enforcing the critical area regulations would eliminate all reasonable use of the property. If the city grants a reasonable use request, it shall grant the minimum necessary to provide the applicant with some reasonable use of the subject property. The city may also impose limitations, mitigation under an approved mitigation plan, conditions and/or restrictions it considers appropriate to reduce or eliminate any undesirable effects or adverse impacts of granting a request under this section.

**Proposed measures to protect such resources or to avoid or reduce impacts are:**

See response under No. 4 above.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

This area is not within the shoreline master program area.

**Proposed measures to avoid or reduce shoreline and land use impacts are:**

None.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

Increased density would likely increase traffic in these areas and require the expansion and improvement of existing roads and the construction of new internal roads to meet block perimeter standards. It would also increase the demand for public services such as police, fire, and schools. The Lakehaven Water and Sewer District has stated that future development of the area would require extension of Lakehaven water and sewer system facilities as necessary to serve such future developing properties.

**Proposed measures to reduce or respond to such demand(s) are:**

The City would work with public service providers to come up with a solution.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

This proposal does not conflict with any local, state, or federal laws or requirements for the protection of the environment.

**Staff concurs with the checklist.**

# City of Federal Way

2018

## Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

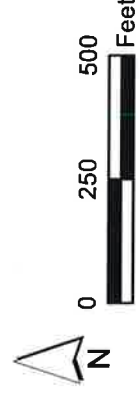
# EXHIBIT A

## City Initiated Site Specific Request #1

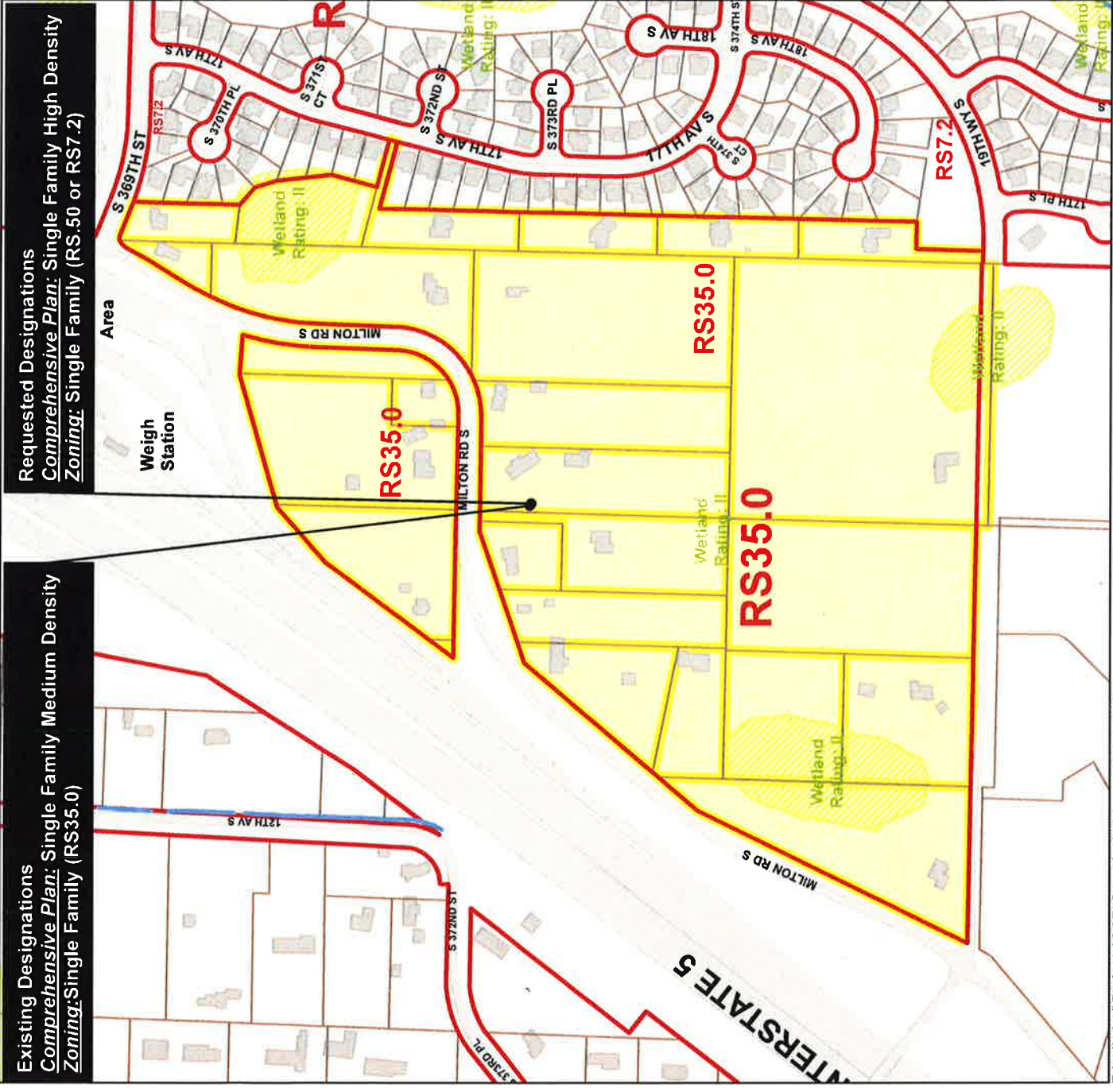
### Legend

- Site Specific Request
- Buildings
- Streets
- Streams (City Survey)
- Wetlands (1998 City Survey)
- Zoning Boundary\*

Note: An asterisk (\*) next to a zoning designation indicates the property is governed by a development agreement.



This map is accompanied by no warranties, and is simply a graphic representation.










**Requested Designations**  
Comprehensive Plan: Single Family High Density  
Zoning: Single Family (RS.50 or RS7.2)

**Existing Designations**  
Comprehensive Plan: Single Family Medium Density  
Zoning: Single Family (RS35.0)

# Critical Areas

## EXHIBIT B

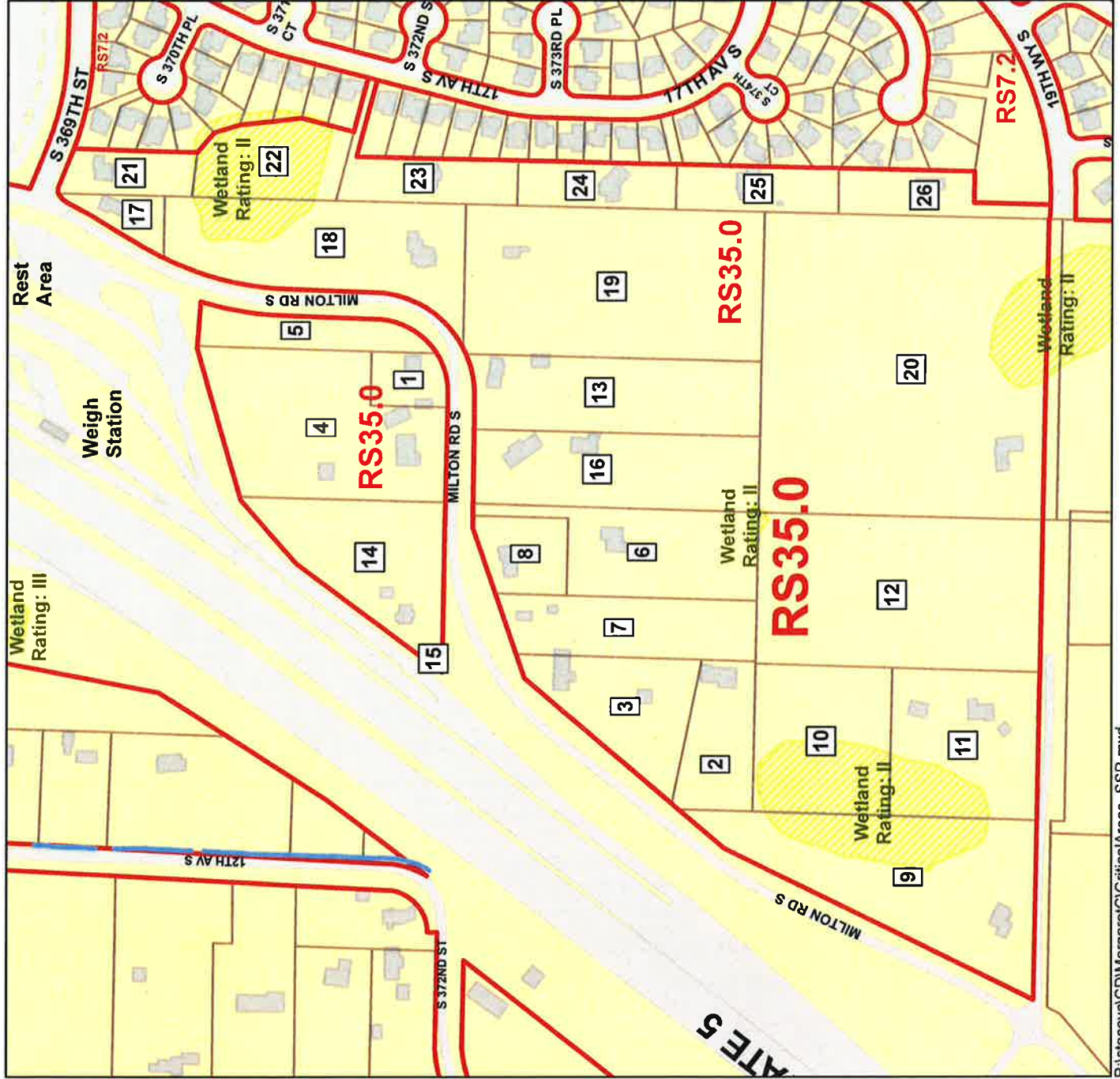
### Legend

-  Zoning Boundary
-  Buildings
-  Streets
-  Streams (City Survey)
-  Wetlands (1998 City Survey)
-  Landslide Hazard Areas
-  Erosion Hazard Area
-  GREEN RIVER BASIN
-  HYLEBOS CREEK BASIN
-  LOWER PUGET SOUND BASIN
-  MILL CREEK BASIN
-  Hylebos Creek
-  Lower Green River
-  Lower Puget Sound
-  Mill Creek
-  White River

Note: An asterisk (\*) next to a zoning designation indicates the property is governed by a development agreement.



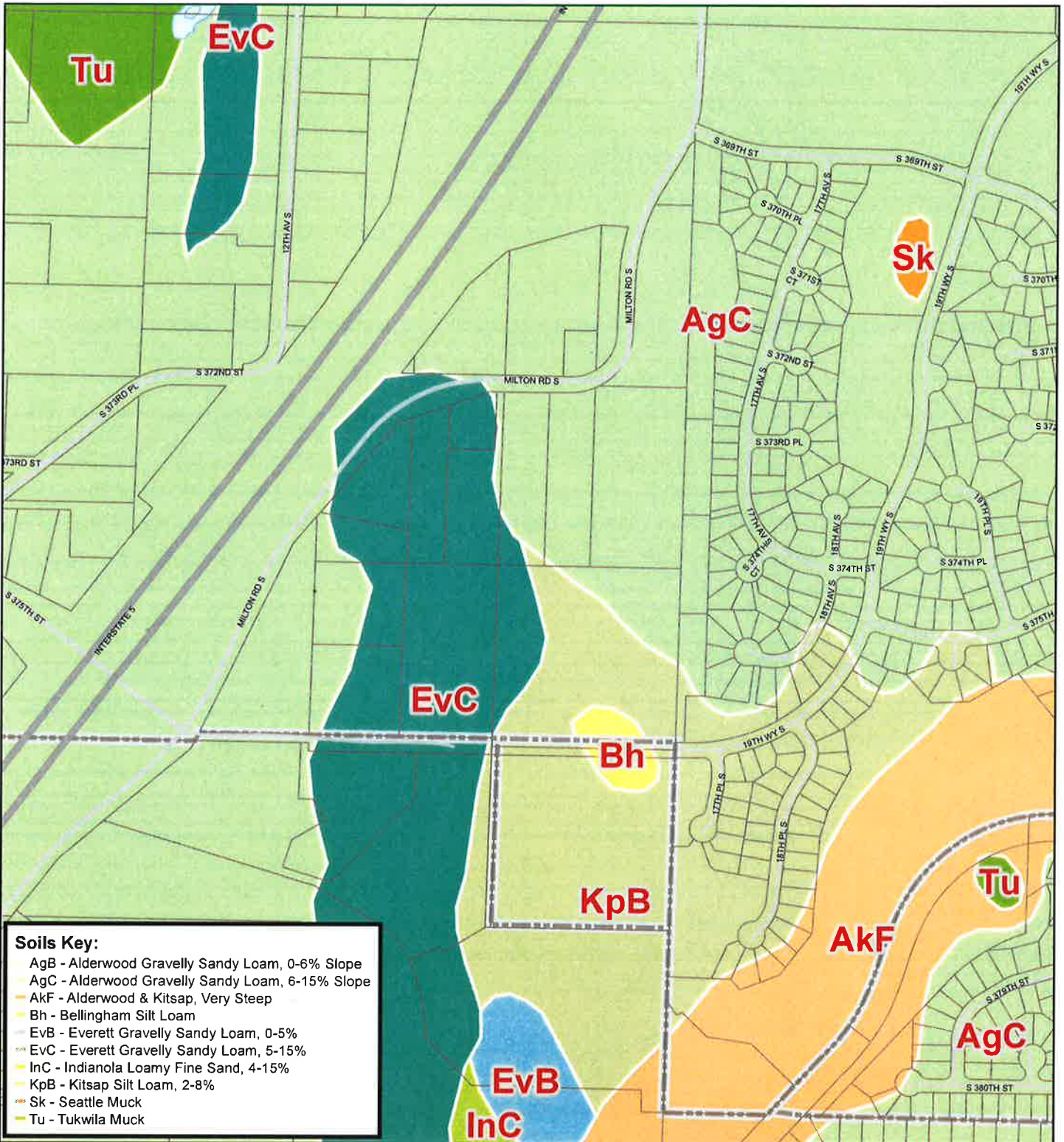
This map is accompanied by no warranties, and is simply a graphic representation.



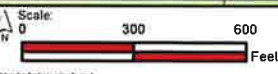


## City of Federal Way Regional Soils Map

Map Date: June 2008  
 City of Federal Way  
 GIS Division  
 33325 8th Ave S  
 PO Box 9716  
 Federal Way, WA 98003-9716  
 (253) 835-7000  
 www.cityoffederalway.com



- Soils Key:**
- AgB - Alderwood Gravelly Sandy Loam, 0-6% Slope
  - AgC - Alderwood Gravelly Sandy Loam, 6-15% Slope
  - AkF - Alderwood & Kitsap, Very Steep
  - Bh - Bellingham Silt Loam
  - EvB - Everett Gravelly Sandy Loam, 0-5%
  - EvC - Everett Gravelly Sandy Loam, 5-15%
  - InC - Indianola Loamy Fine Sand, 4-15%
  - KpB - Kitsap Silt Loam, 2-8%
  - Sk - Seattle Muck
  - Tu - Tukwila Muck



**Map Notes:** The information presented on this map was derived from the 2003 Soil Conservation Service Survey of King County. The entire southern portion of Federal Way was not included, and therefore there are no data for the area. All boundaries are approximate. This document is not a substitute for a field survey. The City of Federal Way has no control over the data for Pierce County.  
 © 2008 Soil Conservation Service  
 This map is accompanied by GIS worksheets, and is simply a graphic representation.



# City of Federal Way

2018





Site Specific Requests  
for Comprehensive Plan and  
Zoning Designation Changes

## EXHIBIT

### City Initiated

Site Specific Request #1

#### Legend

-  Site Specific Request
-  Streams (City Survey)
-  Wetlands (1998 City Survey)
-  Zoning Boundary\*

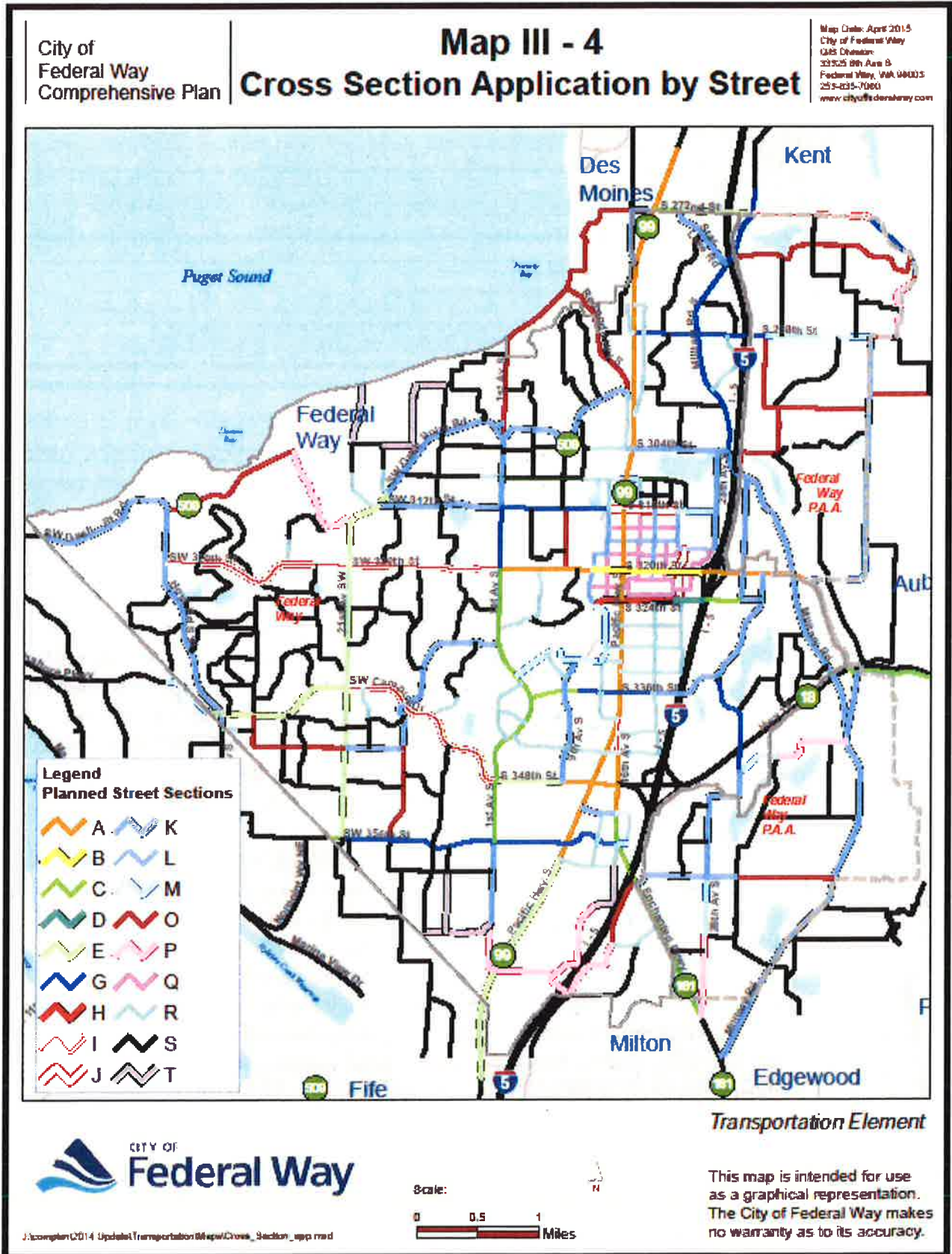
Note: An asterisk (\*) next to a zoning designation indicates the property is governed by a development agreement.



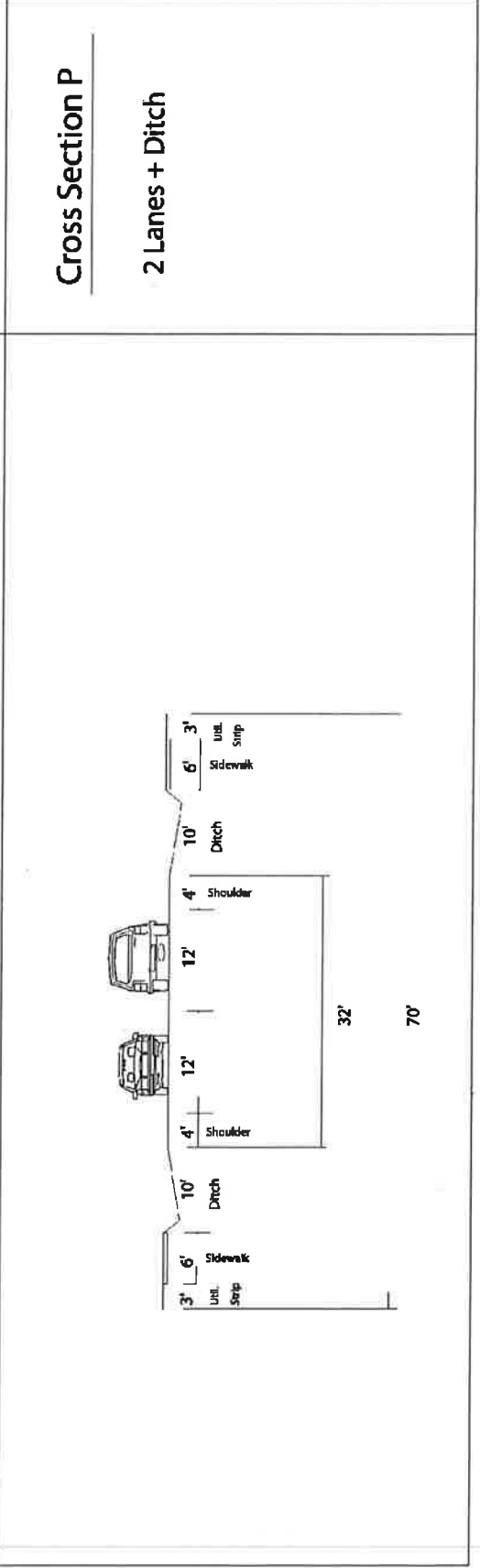
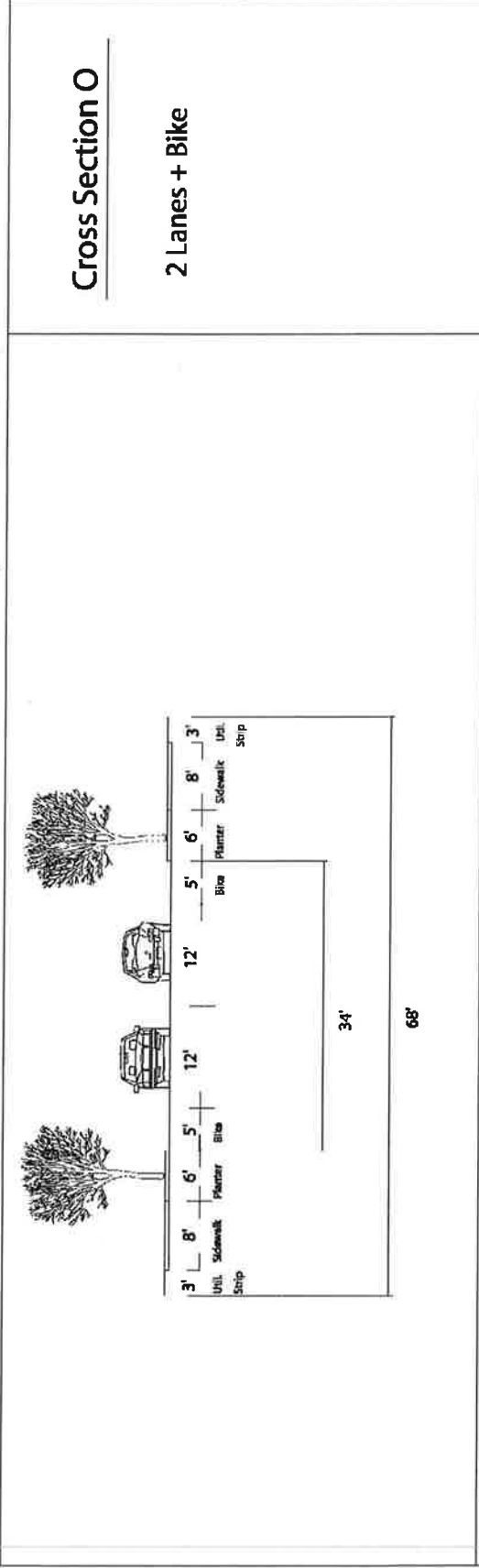
This map is accompanied by no warranties, and is simply a graphic representation.



# EXHIBIT E



# EXHIBIT F

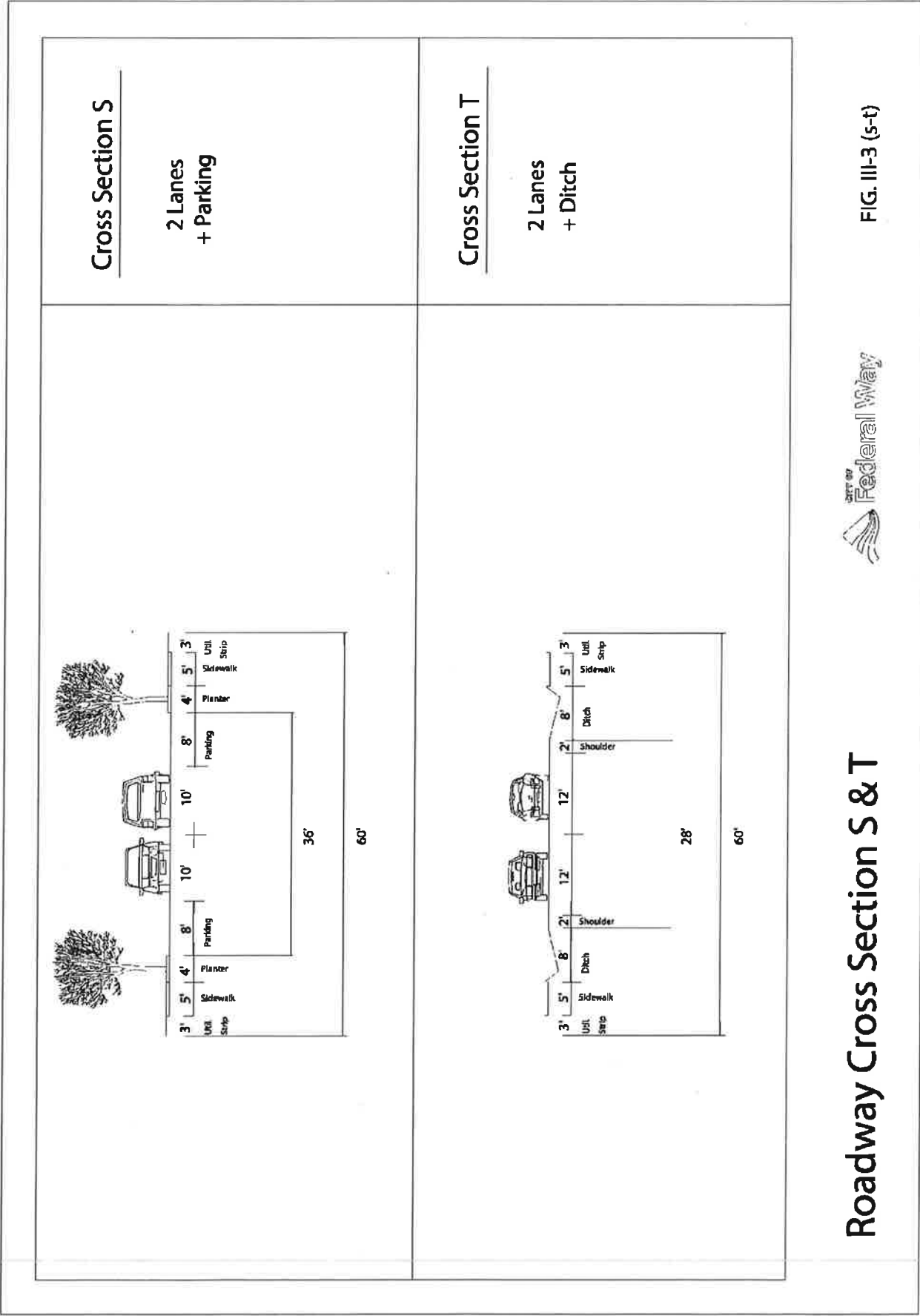


**Roadway Cross Section O & P**

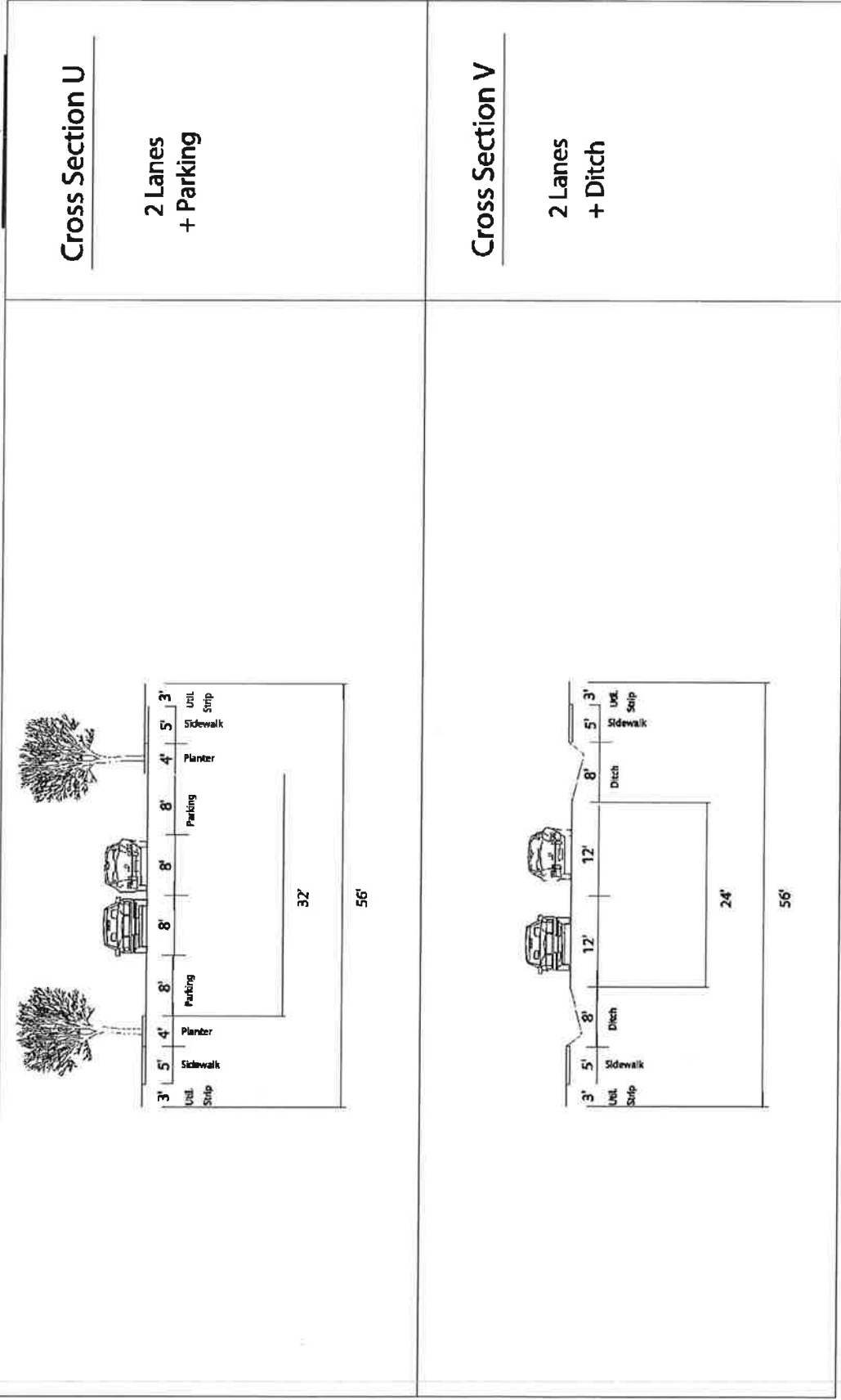


FIG. III-3 (o-p)

# EXHIBIT 3



# EXHIBIT 4

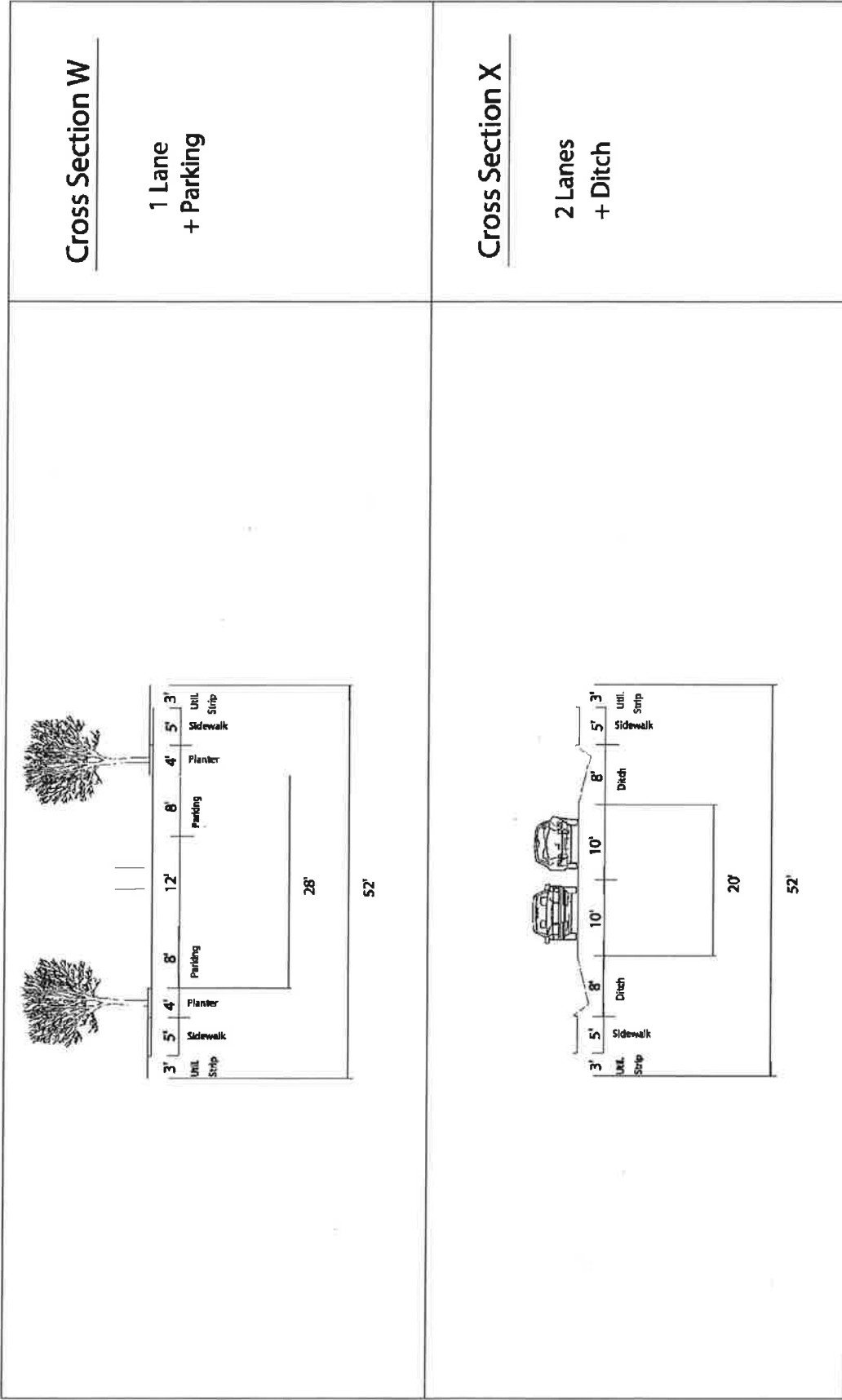


**Roadway Cross Section U & V**



**FIG. III-3 (u-v)**

# EXHIBIT F



**Roadway Cross Section W & X**



**FIG. III-3 (w-x)**