



NOTICE OF MASTER LAND USE APPLICATION

Project Name: 8th Avenue Short Plat

Project Description: Proposed short subdivision of one lot with an existing residence into two single family lots. The site is zoned RS7.2.

Applicant: Mark Pendergraft, Core Design Inc.
mrp@coredesigninc.com | 425-885-7963

Location: 31023 8th Avenue South (Parcel #082104-9045)

Date of Application: November 16, 2017
Date Determined Complete: December 1, 2017
Date of Notice of Application: December 8, 2017



Location Map

Requested Decision and Other Permits Included with this Application: The applicant requests a short subdivision decision (File #17-105564-00-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 a Concurrency Application (17-105565-00-CN) and Engineering Review ('EN') that is yet to be filed with the city. 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).

Development Regulations 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* 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 **December 21, 2017**, 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 is 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 W-Oakes, Associate Planner, 253-835-2644, Leila.Willoughby-Oakes@cityoffederalway.com