COUNCIL MEETING DATE: January 2, 2018 **ITEM #:**_____

CITY OF FEDERAL WAY
CITY COUNCIL
AGENDA BILL

SUBJECT: RESOLUTION: 2017 amendments to the Federal Way Comprehensive Plan, Comprehensive Plan Map, and Zoning Map (Site Specific Request No. 4 - Johnson, Site Specific Request No. 5 - Neether, Site Specific Request No. 6 - Otteson, Site Specific Request No. 7 - Beard, Site Specific Request No. 8 - Ellingson, and Site Specific Request No. 9 - Dararak).

POLICY QUESTION: Should the City deny the six citizen-initiated requests (Site Specific Request No. 4 - Johnson, Site Specific Request No. 5 - Neether, Site Specific Request No. 6 - Otteson, Site Specific Request No. 7 - Beard, Site Specific Request No. 8 - Ellingson, and Site Specific Request No. 9 - Dararak) for changes to the Federal Way Comprehensive Plan, Comprehensive Plan Map, and Zoning Map?

COMMITTEE: Land Use/Transportation Committee (LUTC) **MEETING DATE:** December 4, 2017

CATEGORY:

☐ **Consent**	☐ **Ordinance**	☐ **Public Hearing**
☐ **City Council Business**	☒ **Resolution**	☐ **Other**

STAFF REPORT BY: Principal Planner, Margaret Clark **DEPT.:** Community Development

Attachments: 1) Draft Resolution with Exhibits A-F; 2) November 27, 2017 Staff Report to the LUTC; 3) October 18, 2017, Staff Report to the Planning Commission with Exhibits A-V; 4) Additional Correspondence (Exhibits W-Y); 5) Minutes of the October 25, 2017, Planning Commission Public Hearing.

Options Considered: 1) Adopt the Mayor's recommendation as contained in the draft resolution; 2) Adopt the Mayor's recommendation as modified by the LUTC; 3) Do not adopt the Mayor's recommendation; or (4) Refer the amendments back to the Planning Commission for further proceedings.

MAYOR'S RECOMMENDATION: The Mayor recommends denial of the proposed amendments as written in the draft resolution.

MAYOR APPROVAL: 11/26/17 (Committee Initial/Date) 11/26/17 (Council Initial/Date) **DIRECTOR APPROVAL:** 11/27/17 (Initial/Date)

COMMITTEE RECOMMENDATION: : *I move to forward the proposed resolution to the January 2, 2018 City Council Business Agenda for approval.*

Committee Chair	Committee Member	Committee Member

PROPOSED COUNCIL MOTION: *"I move approval of the proposed resolution."*

(BELOW TO BE COMPLETED BY CITY CLERKS' OFFICE)

COUNCIL ACTION:

- ☐ **APPROVED**
- ☐ **DENIED**
- ☐ **TABLED/DEFERRED/NO ACTION**
- ☐ **MOVED TO SECOND READING** *(ordinances only)*

REVISED – 11/2016

COUNCIL BILL # _____
1ST reading _____
Enactment reading _____
ORDINANCE # _____
RESOLUTION # _____

RESOLUTION NO. _____

A RESOLUTION of the City of Federal Way, Washington, denying Site Specific Request No. 4 - Johnson, Site Specific Request No. 5 - Neether, Site Specific Request No. 6 - Otteson, Site Specific Request No. 7 - Beard, Site Specific Request No. 8 - Ellingson, and Site Specific Request No. 9 - Dararak for amendments to the Federal Way Comprehensive Plan, Comprehensive Plan Map, and Zoning Map.

WHEREAS, the Growth Management Act of 1990 as amended ("Chapter 36.70A RCW" or "GMA"), requires the City of Federal Way to adopt a comprehensive plan that includes a land use element (including a land use map), housing element, capital facilities plan element, utilities element, economic development element, transportation element (including transportation system maps), and a parks and recreation element; and

WHEREAS, the GMA also requires the City of Federal Way to adopt development regulations implementing its comprehensive plan; and

WHEREAS, the Federal Way City Council adopted its comprehensive plan with a comprehensive plan map (the "Plan") on November 21, 1995, and adopted development regulations and a zoning map implementing the Plan on July 2, 1996; and

WHEREAS, the Federal Way City Council subsequently amended the Federal Way Comprehensive Plan, Comprehensive Plan Map, and Zoning Map on December 23, 1998; September 14, 2000; November 1, 2001; March 27, 2003; July 20, 2004; June 16, 2005; July 16, 2007; June 11, 2009; October 28, 2010; January 27, 2011; January 23, 2013; August 14, 2013; and July 29, 2015; and

WHEREAS, the City may consider Plan and development regulation amendments pursuant to Process VI, under Title 19 (Zoning and Development Code) of the Federal Way Revised Code ("FWRC"), Chapter 19.80 FWRC, pursuant to Chapter 19.35 FWRC; and

WHEREAS, under RCW 36.70A.130, the Plan and development regulations are subject to continuing review and evaluation, but the Plan may be amended no more than one time per year; and

WHEREAS, the Federal Way City Council has considered amendments to the Federal Way Comprehensive Plan, Comprehensive Plan Map, and Zoning Map, specifically in relation to the following six citizen-initiated requests:

(1) Parcel 322104-9086, 0.44 acres, located at 1424 South 372nd Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) ("Site Specific Request No. 4");

(2) Parcels 322104-9157 and 322104-9045, 2.66 acres, located at 37222 Milton Road South and 1301 South 372nd Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS 5.0, one unit per 5,000 square feet) ("Site Specific Request No. 5");

(3) Parcels 322104-9002 and 322104-9076, 4.18 acres, located at 1408 South 372nd Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) ("Site Specific Request No. 6");

(4) Parcels 322104-9114, 322104-9053, and 322194-9129, 4.52 acres, located at 1331 South 372nd Street, 1311 South 372nd Street, and 1321 South 372nd Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) ("Site Specific Request No. 7");

(5) Parcels 322104-9036, 322104-9138, 322104-9136, and 322104-9050, 13.38 acres, located at 1110 South 376th Street and 1224 South 376th Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS 5.0, one unit per 5,000 square feet) ("Site Specific Request No. 8"); and

(6) Parcel 322104-9064, 2.4 acres, located at 1423 South 372nd Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) ("Site Specific Request No. 9"); and

WHEREAS, in September 2016, the City of Federal Way accepted a request from Mark Johnson for Site Specific Request No. 4; and

WHEREAS, in September 2016, the City of Federal Way accepted a request from Larry Neether for Site Specific Request No. 5; and

WHEREAS, in September 2016, the City of Federal Way accepted a request from Pam Otteson for Site Specific Request No. 6; and

WHEREAS, in September 2016, the City of Federal Way accepted a request from Rick Beard for Site Specific Request No. 7; and

WHEREAS, in August 2016, the City of Federal Way accepted a request from Arnold Ellingson for Site Specific Request No. 8; and

WHEREAS, in September 2016, the City of Federal Way accepted a request from Visnou Dararak for Site Specific Request No. 9; and

WHEREAS, on October 6, 2017, the City's SEPA Responsible Official issued a Determination of Nonsignificance on Site Specific Request No. 4, Site Specific Request No. 5, Site Specific

Request No. 6, Site Specific Request No. 7, Site Specific Request No. 8, and Site Specific Request No. 9; and

WHEREAS, the City's Planning Commission held a public hearing on October 25, 2017, at the close of which it recommended to the City Council denial of Site Specific Request No. 4, Site Specific Request No. 5, Site Specific Request No. 6, Site Specific Request No. 7, Site Specific Request No. 8, and Site Specific Request No. 9; and

WHEREAS, the Land Use/Transportation Committee of the Federal Way City Council considered Site Specific Request No. 4, Site Specific Request No. 5, Site Specific Request No. 6, Site Specific Request No. 7, Site Specific Request No. 8, and Site Specific Request No. 9 on December 4, 2017, and recommended denial of the same; and

WHEREAS, the City Council, through its staff, Planning Commission, and Land Use/ Transportation Committee, received, discussed, and considered the testimony, written comments, and material from the public, and considered the matter at its City Council meeting on January 2, 2018; and

WHEREAS, the City Council desires to deny the change in comprehensive plan designation and zoning of Site Specific Request No. 4, Site Specific Request No. 5, Site Specific Request No. 6, Site Specific Request No. 7, Site Specific Request No. 8, and Site Specific Request No. 9.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FEDERAL WAY, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings and Conclusions.

(a) Site Specific Request No. 4 – Proposed amendment to the Comprehensive Plan Map to change the comprehensive plan and zoning designation of 0.44 acres located at 1424 South 372nd Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per

35,000 square feet) to Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) (Exhibit A):

(i) The proposed amendment to the Comprehensive Plan Map, as set forth in Exhibit A, Site Specific Request No. 4, attached hereto, is inconsistent with the following goals of the Federal Way Comprehensive Plan:

Housing Goal (HG) 1 Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character;

Land Use Goal (LUG) 1 Create an attractive, welcoming and functional built environment;

Land Use Goal (LUG) 3 Preserve and protect Federal Way's single-family neighborhoods.

Due to lack of connectivity to adjacent areas designated Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet), approving this request would result in a mix of higher and lower density development, which would be inconsistent with sound planning principles; and

(ii) The proposed amendment to the Comprehensive Plan Map, as set forth in Exhibit A, Site Specific Request No. 4, attached hereto, is inconsistent with the goal of the King County Countywide Planning Policies for growth to occur in a compact, centers-focused pattern that uses land and infrastructure efficiently.

All parcels designated Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) are not included in the request, and therefore, approval of this request would result in spot zoning ; and

(iii) The proposed amendment to the Zoning Map, as set forth in Exhibit A, Site Specific Request No. 4, attached hereto, would result in a checkerboard pattern of development of high

and low density. In addition, allowing higher residential density in this environment would result in conflict between existing low density residential uses and newly allowed higher density residential uses; therefore, the request is inconsistent with the applicable provisions of the Federal Way Comprehensive Plan, does not bear a substantial relation to public health, safety, and welfare, and is not in the best interest of the public and the residents of the City.

(b) Site Specific Request No. 5 – Proposed amendment to the Comprehensive Plan Map to change the comprehensive plan and zoning designation of 2.66 acres located at 37222 Milton Road South and 1301 South 372nd Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS 5.0, one unit per 5,000 square feet) (Exhibit B):

(i) The proposed amendment to the Comprehensive Plan Map, as set forth in Exhibit B, Site Specific Request No. 5, attached hereto, is inconsistent with the following goals of the Federal Way Comprehensive Plan:

Housing Goal (HG) 1 Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character;

Land Use Goal (LUG) 1 Create an attractive, welcoming and functional built environment;

Land Use Goal (LUG) 3 Preserve and protect Federal Way's single-family neighborhoods.

Due to lack of connectivity to adjacent areas designated Single Family High Density Residential and Single Family (RS 5.0, one unit per 5,000 square feet), approving this request would result in a mix of higher and lower density development, which would be inconsistent with sound planning principles; and

(ii) The proposed amendment to the Comprehensive Plan Map, as set forth in Exhibit B, Site Specific Request No. 5, attached hereto, is inconsistent with the goal of the King County Countywide Planning Policies for growth to occur in a compact, centers-focused pattern that uses land and infrastructure efficiently.

All parcels designated Single Family High Density Residential and Single Family (RS 5.0, one unit per 5,000 square feet) are not included in the request, and therefore, approval of this request would result in spot zoning ; and

(iii) The proposed amendment to the Zoning Map, as set forth in Exhibit B, Site Specific Request No. 5, attached hereto, would result in a checkerboard pattern of development of high low density. In addition, allowing higher residential density in this environment would result in conflict between existing low density residential uses and newly allowed higher density residential uses; therefore, the request is inconsistent with the applicable provisions of the Federal Way Comprehensive Plan, does not bear a substantial relation to public health, safety, and is not in the best interest of the public and the residents of the City.

(c) Site Specific Request No. 6 – Proposed amendment to the Comprehensive Plan Map to change the comprehensive plan and zoning designation of 4.18 acres located at 1408 South 372nd Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) (Exhibit C):

(i) The proposed amendment to the Comprehensive Plan Map, as set forth in Exhibit C, Site Specific Request No. 6), attached hereto, is inconsistent with the following goals of the Federal Way Comprehensive Plan:

Housing Goal (HG) 1 Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character;

Land Use Goal (LUG) 1 Create an attractive, welcoming and functional built environment;

Land Use Goal (LUG) 3 Preserve and protect Federal Way's single-family neighborhoods;

Due to lack of connectivity to adjacent areas designated Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet), approving this request would result in a mix of higher and lower density development, which would be inconsistent with sound planning principles; and

(ii) The proposed amendment to the Comprehensive Plan Map, as set forth in Exhibit C, Site Specific Request No. 6, attached hereto, is inconsistent with the goal of the King County Countywide Planning Policies for growth to occur in a compact, centers-focused pattern that uses land and infrastructure efficiently.

All parcels designated Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) are not included in the request, and therefore, approval of this request would result in spot zoning; and

(iii) The proposed amendment to the Zoning Map, as set forth in Exhibit C, Site Specific Request No. 6, attached hereto, would result in a checkerboard pattern of development of high and low density. In addition, allowing higher residential density in this environment would result in conflict between existing low density residential uses and newly allowed higher density residential uses; therefore, the request is inconsistent with the applicable provisions of the Federal Way Comprehensive Plan, does not bear a substantial relation to public health, safety, and welfare, and is not in the best interest of the public and the residents of the City.

(d) Site Specific Request No. 7 – Proposed amendment to the Comprehensive Plan Map to change the comprehensive plan and zoning designation of 4.52 acres located at 1331 South 372nd Street, 1311 South 372nd Street, and 1321 South 372nd Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) (Exhibit D):

(i) The proposed amendment to the Comprehensive Plan Map, as set forth in Exhibit D, Site Specific Request No. 7, attached hereto, is inconsistent with the following goals of the Federal Way Comprehensive Plan:

Housing Goal (HG) 1	Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character;
Land Use Goal (LUG) 1	Create an attractive, welcoming and functional built environment;
Land Use Goal (LUG) 3	Preserve and protect Federal Way's single-family neighborhoods.

Due to lack of connectivity to adjacent areas designated Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet), approving this request would result in a mix of higher and lower density development, which would be inconsistent with sound planning principles; and

(ii) The proposed amendment to the Comprehensive Plan Map, as set forth in Exhibit D, Site Specific Request No. 7, attached hereto, is inconsistent with the goal of the King County Countywide Planning Policies for growth to occur in a compact, centers-focused pattern that uses land and infrastructure efficiently.

All parcels designated Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) are not included in the request, and therefore, approval of this request would result in spot zoning; and

(iii) The proposed amendment to the Zoning Map, as set forth in Exhibit D, Site Specific Request No. 7, attached hereto, would result in a checkerboard pattern of development of high and low density. In addition, allowing higher residential density in this environment would result in conflict between existing low density residential uses and newly allowed higher density residential uses; therefore, the request is inconsistent with the applicable provisions of the Federal Way Comprehensive Plan, does not bear a substantial relation to public health, safety, and welfare, and is not in the best interest of the public and the residents of the City.

(e) Site Specific Request No. 8 – Proposed amendment to the Comprehensive Plan Map to change the comprehensive plan and zoning designation of 13.38 acres located at 1110 South 376th Street and 1224 South 376th Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS 5.0, one unit per 5,000 square feet) (Exhibit E):

(i) The proposed amendment to the Comprehensive Plan Map, as set forth in Exhibit E, Site Specific Request No. 8, attached hereto, is inconsistent with the following goals of the Federal Way Comprehensive:

Housing Goal (HG) 1	Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character;
Land Use Goal (LUG) 1	Create an attractive, welcoming and functional built environment;
Land Use Goal (LUG) 3	Preserve and protect Federal Way's single-family neighborhoods;

Due to lack of connectivity to adjacent areas designated Single Family High Density Residential and Single Family (RS 5.0, one unit per 5,000 square feet), approving this request would result in a mix of higher and lower density development, which would be inconsistent with sound planning principles; and

(ii) The proposed amendment to the Comprehensive Plan Map, as set forth in Exhibit E, Site Specific Request No. 8, attached hereto, is inconsistent with the goal of the King County Countywide Planning Policies for growth to occur in a compact, centers-focused pattern that uses land and infrastructure efficiently.

All parcels designated Single Family High Density Residential and Single Family (RS 5.0, one unit per 5,000 square feet) are not included in the request, and therefore, approval of this request would result in spot zoning; and

(iii) The proposed amendment to the Zoning Map, as set forth in Exhibit E, Site Specific Request No. 8, attached hereto, would result in a checkerboard pattern of development of high and low density. In addition, allowing higher residential density in this environment would result in conflict between existing low density residential uses and newly allowed higher density residential uses; therefore, the request is inconsistent with the applicable provisions of the Federal Way Comprehensive Plan, does not bear a substantial relation to public health, safety, and is not in the best interest of the public and the residents of the City.

(f) Site Specific Request No. 9 – Proposed amendment to the Comprehensive Plan Map to change the comprehensive plan and zoning designation of 2.4 acres located at 1423 South 372nd Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) (Exhibit F):

(i) The proposed amendment to the Comprehensive Plan Map, as set forth in Exhibit F, Site Specific Request No. 9, attached hereto, is inconsistent with the following goals of the Federal Way Comprehensive Plan:

Housing Goal (HG) 1 Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character;

Land Use Goal (LUG) 1 Create an attractive, welcoming and functional built environment;

Land Use Goal (LUG) 3 Preserve and protect Federal Way's single-family neighborhoods;

Due to lack of connectivity to adjacent areas designated Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet), approving this request would result in a mix of higher and lower density development, which would be inconsistent with sound planning principles; and

(ii) The proposed amendment to the Comprehensive Plan Map, as set forth in Exhibit F, Site Specific Request No. 9, attached hereto, is inconsistent with the goal of the King County Countywide Planning Policies for growth to occur in a compact, centers-focused pattern that uses land and infrastructure efficiently.

All parcels designated Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) are not included in the request, and therefore, approval of this request would result in spot zoning; and

(iii) The proposed amendment to the Zoning Map, as set forth in Exhibit F, Site Specific Request No. 9, attached hereto, would result in a checker board pattern of development of high and low density. In addition, allowing higher residential density in this environment would result in conflict between existing low density residential uses and newly allowed higher density residential uses; therefore, the request is inconsistent with the applicable provisions of the Federal Way Comprehensive Plan, does not bear a substantial relation to public health, safety, and welfare, and is not in the best interest of the public and the residents of the City.

Section 2. Severability. If any section, sentence, clause or phrase of this resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this resolution.

Section 3. Corrections. The City Clerk and the codifiers of this resolution are authorized to make necessary corrections to this resolution including, but not limited to, the correction of scrivener/ clerical errors, references, resolution numbering, section/subsection numbers, and any references thereto.

Section 4. Ratification. Any act consistent with the authority and prior to the effective date of this resolution is hereby ratified and affirmed.

Section 5. Effective Date. This resolution shall be effective immediately upon passage by the Federal Way City Council.

RESOLVED BY THE CITY COUNCIL OF THE CITY OF FEDERAL WAY, WASHINGTON this _____ day of _____, 2018.

CITY OF FEDERAL WAY:

_____

JIM FERRELL, MAYOR

ATTEST:

_____

STEPHANIE COURTNEY, CMC, CITY CLERK

APPROVED AS TO FORM:

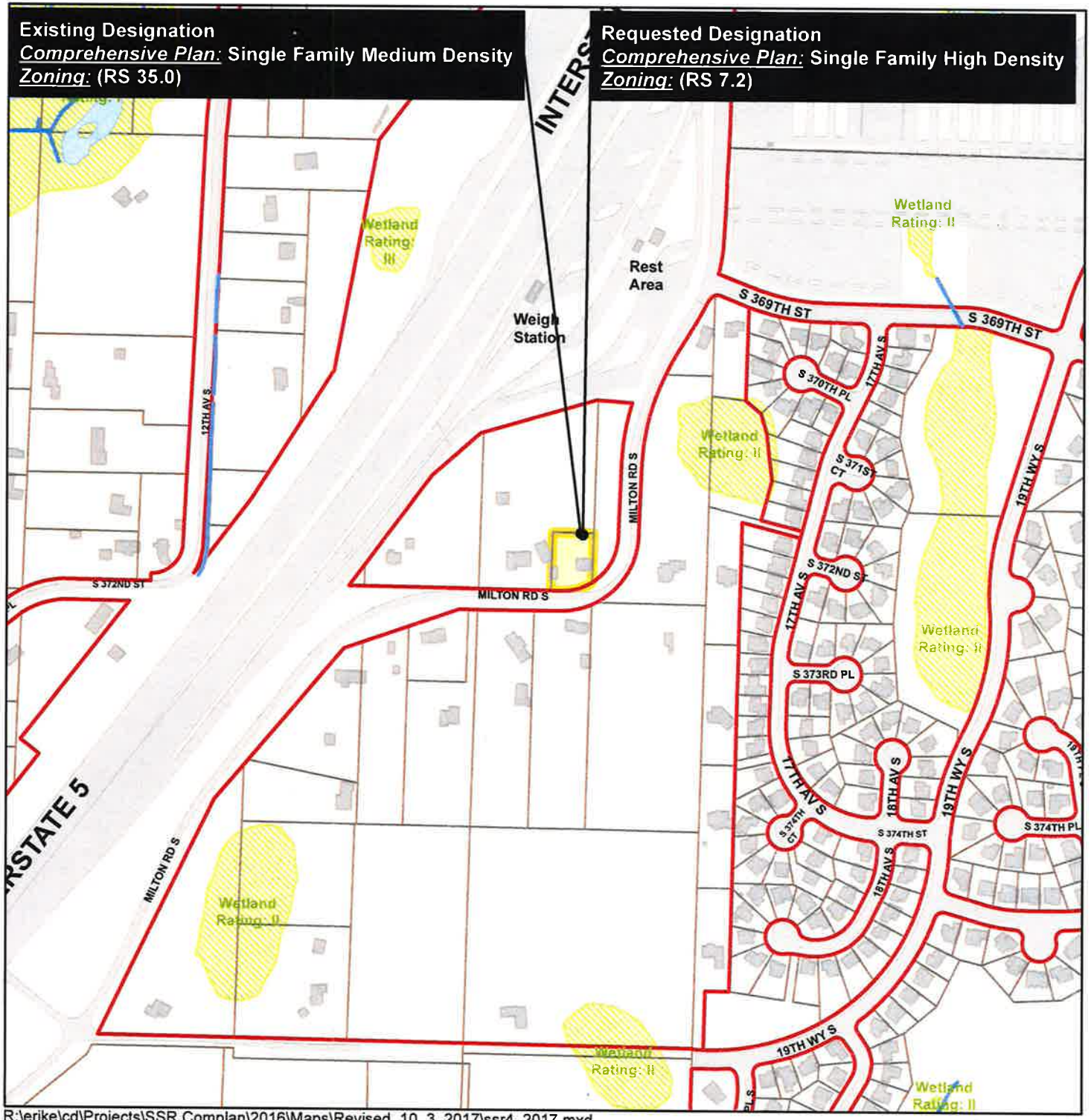
_____

J. RYAN CALL, CITY ATTORNEY

FILED WITH THE CITY CLERK: _____

PASSED BY THE CITY COUNCIL: _____

RESOLUTION NO.: _____



City of Federal Way

2017
Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Johnson
Site Specific Request #4

EXHIBIT A

Legend

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

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

N

0 250 500 Feet

CITY OF Federal Way

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

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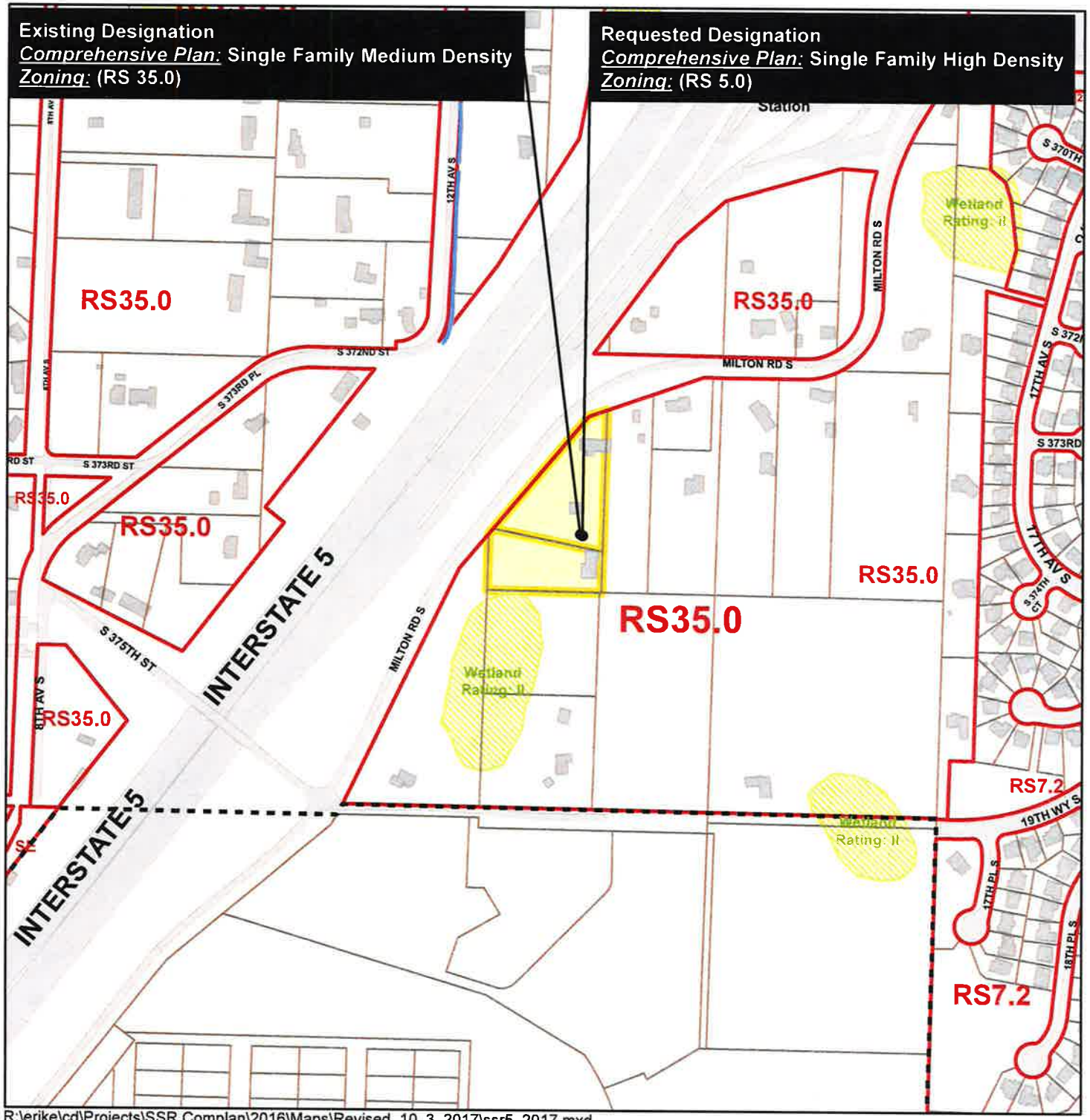

City of Federal Way

2017
Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Neether
Site Specific Request #5

EXHIBIT B

Legend

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

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

N

0 250 500 Feet

CITY OF Federal Way

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

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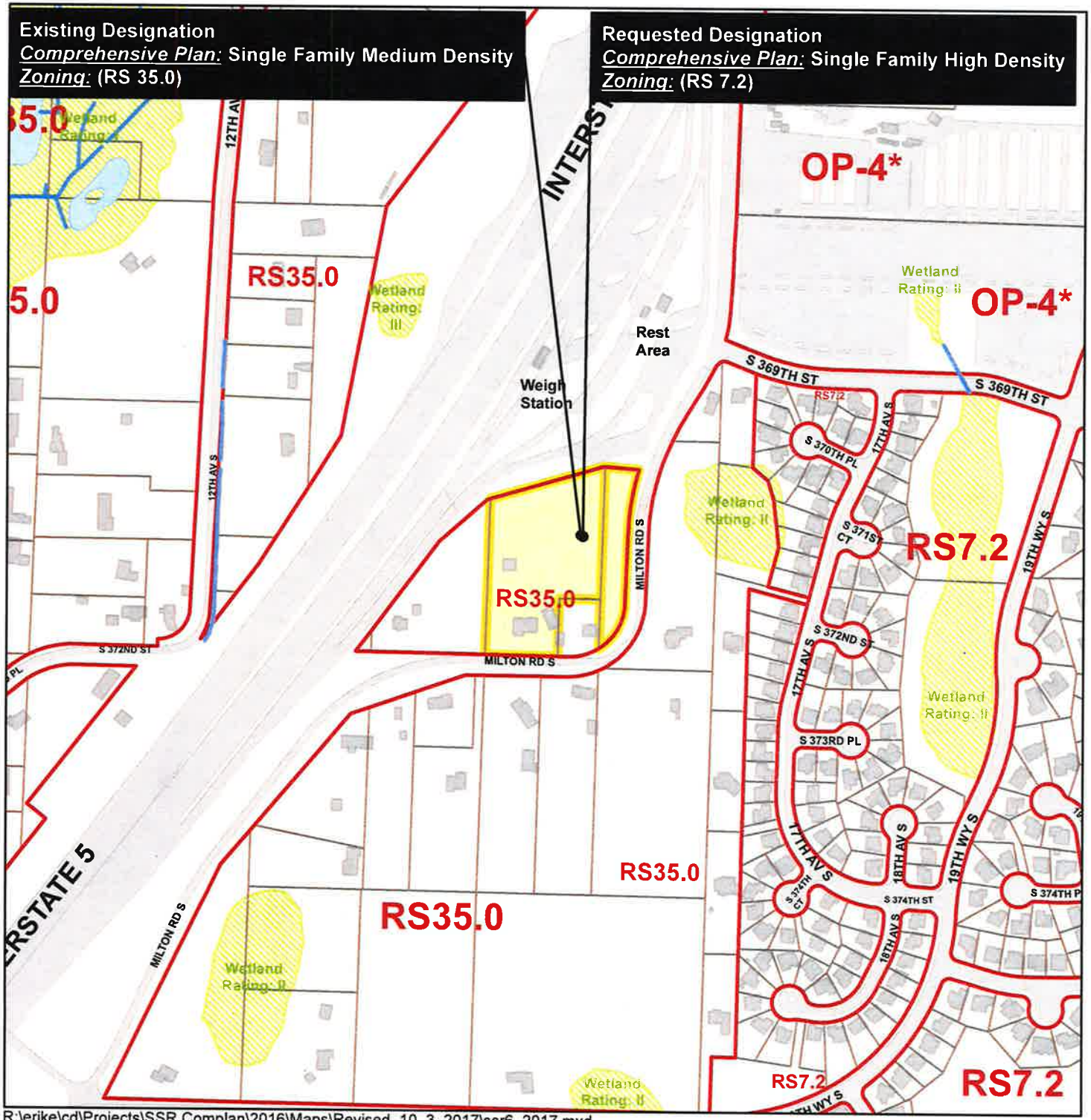

City of Federal Way

2017
Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Otteson
Site Specific Request #6

EXHIBIT C

Legend

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

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

N

0 250 500 Feet

CITY OF Federal Way

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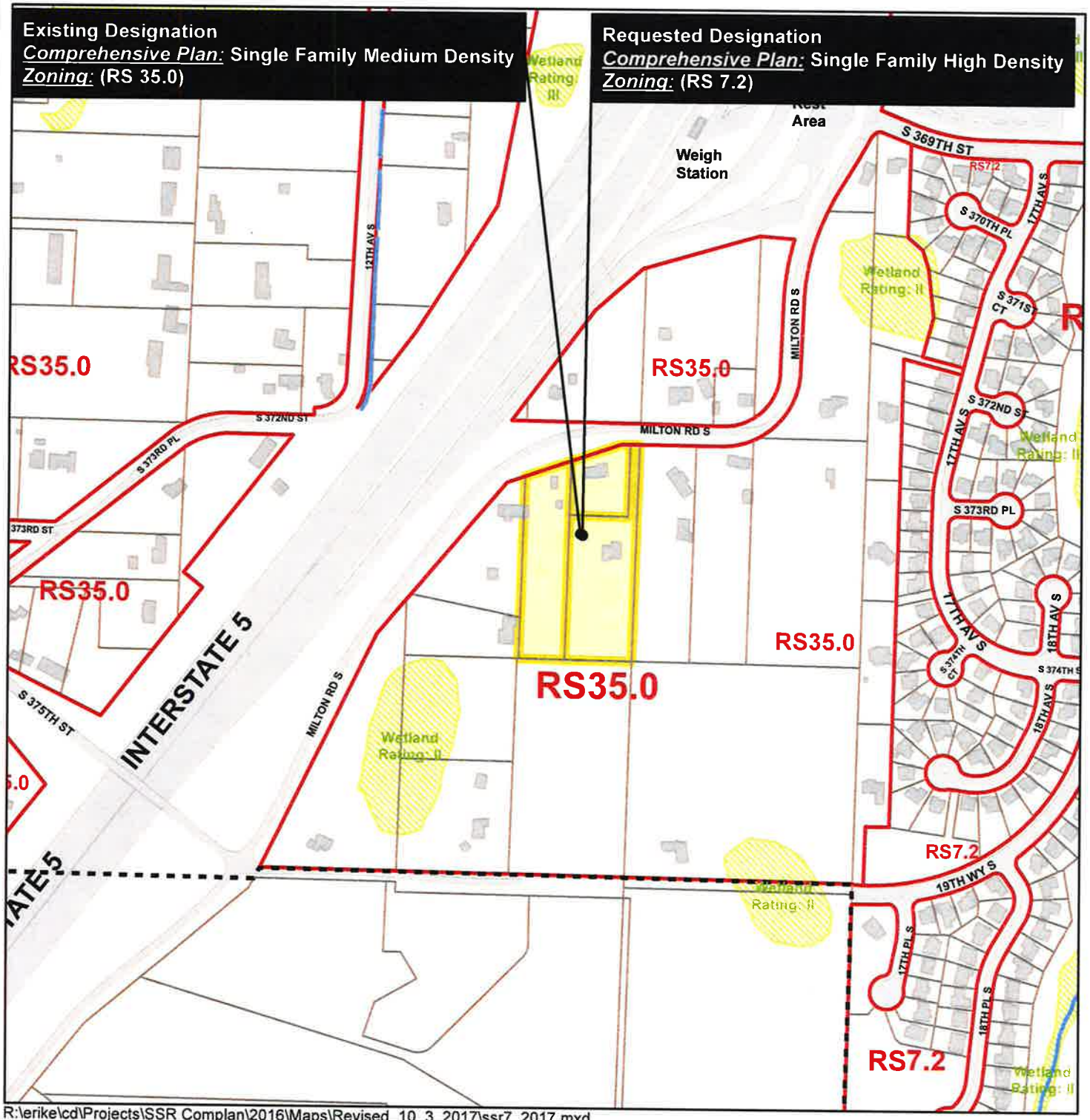

City of Federal Way

2017
Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Beard
Site Specific Request #7

EXHIBIT D

Legend

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

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

N

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CITY OF Federal Way

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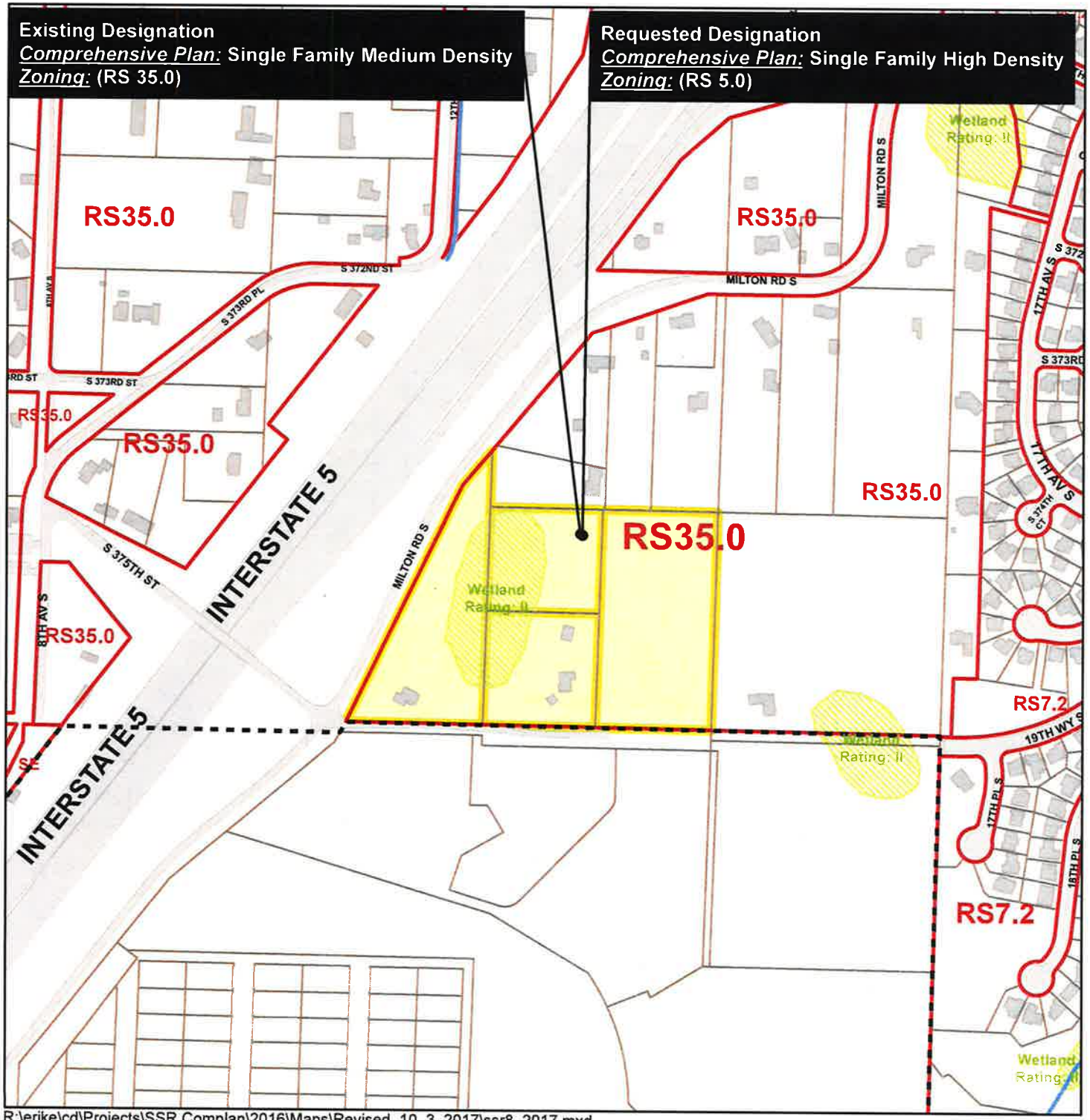

City of Federal Way

2017
Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Ellingson
Site Specific Request #8

EXHIBIT E

Legend

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

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

N

0 250 500 Feet

CITY OF Federal Way

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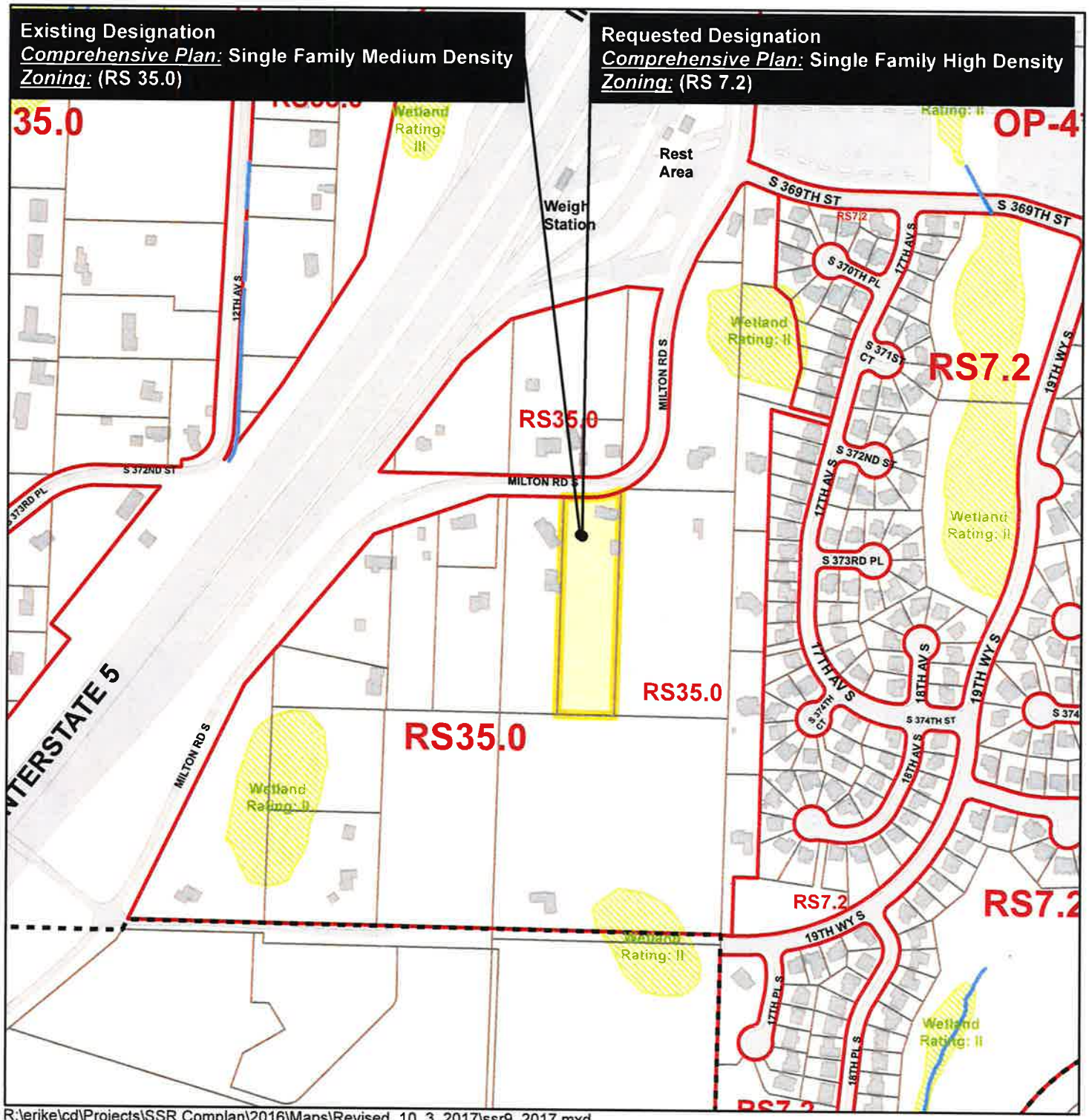

City of Federal Way

2017
Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Dararak
Site Specific Request #9

EXHIBIT F

Legend

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

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

N

0 250 500 Feet

CITY OF Federal Way

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CITY OF FEDERAL WAY
MEMORANDUM

DATE: November 27, 2017

TO: Land Use and Transportation Committee

VIA: Jim Ferrell, Mayor
Brian Davis, Community Development Director

FROM: Robert "Doc" Hansen, Planning Manager
Margaret Clark, Principal Planner

SUBJECT: *Resolution: 2017 Comprehensive Plan Amendments*

BACKGROUND:

The Planning Commission conducted a public hearing on October 25, 2017, at the close of which they recommended to the council denial of the following:

1) Request by Mark Johnson for a comprehensive plan amendment and rezone of parcel 322104-9086, 0.44 acres, located at 1424 South 372nd Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) (Site Specific Request No. 4);

2) Request from Larry Neether for a comprehensive plan amendment and rezone of parcels 322104-9157 and 322104-9045, 2.66 acres, located at 37222 Milton Road South and 1301 South 372nd Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS5.0, one unit per 5,000 square feet) (Site Specific Request No. 5);

3) Request from Pam Otteson for a comprehensive plan amendment and rezone of parcels 322104-9002 and 322104-9076, 4.18 acres, located at 1408 South 372nd Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) (Site Specific Request No. 6);

4) Request from Rick Beard for a comprehensive plan amendment and rezone of parcels 322104-9114, 322104-9053, and 322194-9129, 4.52 acres, located at 1331 South 372nd Street, 1311 South 372nd Street, and 1321 South 372nd Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) (Site Specific Request No. 7);

5) Request from Arnold Ellingson for a comprehensive plan amendment and rezone of parcels 322104-9036, 322104-9138, 322104-9136, and 322104-9050, 13.38 acres, located at 1110 South 376th Street and 1224 South 376th Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS 5.0, one unit per 5,000 square feet) (Site Specific Request No. 8); and

6) Request from Visnou Dararak for a comprehensive plan amendment and rezone of parcel 322104-9064, 2.4 acres, located at 1423 South 372nd Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) (Site Specific Request No. 9).

CITY OF
Federal Way

PLANNING COMMISSION
STAFF REPORT

October 18, 2017

TO: Lawson Bronson, Federal Way Planning Commission Chair

FROM: Brian Davis, Community Development Director
Robert "Doc" Hansen, Planning Manager
Margaret H. Clark, AICP, Principal Planner

SUBJECT: **2017 Comprehensive Plan Amendments**

MEETING DATE: October 25, 2017

I. BACKGROUND

Pursuant to RCW 36.70A.130 (4), the City of Federal Way must update its comprehensive plan every eight years. The deadline for the next major update is June 2023. However, per Federal Way Revised Code (FWRC) 19.80.050, the city has elected to review citizen-initiated requests on an annual basis. As part of the annual review, the city may also make changes to chapters and maps of the comprehensive plan.

Federal Way adopted its comprehensive plan in 1995 and updated it in December 1998, December 2000, November 2001, March 2003, July 2004, June 2005, July 2007, June 2009, October 2010, January 2011, January 2013, and June 2015. The Growth Management Act (GMA, RCW 36.70A.130 [2] [a]) limits plan updates to no more than once per year, except under the following circumstances:

1. The initial adoption of a subarea plan that clarifies, supplements, or implements jurisdiction-wide comprehensive plan policies;

2. The development of an initial subarea plan for economic development located outside of the one hundred year floodplain in a county that has completed a state-funded pilot project that is based on watershed characterization and local habitat assessment;

3. The adoption or amendment of a shoreline master program;

4. The amendment of the capital facilities element of a comprehensive plan that occurs concurrently with the adoption or amendment of a county or city budget; or

5. The adoption of comprehensive plan amendments necessary to enact a planned action.

Except as otherwise provided above, the governing body shall consider all proposals concurrently, so the cumulative effect of the various proposals can be ascertained. However, after appropriate public participation, a county or city may adopt amendments or revisions to its comprehensive plan that conform to this chapter whenever an emergency exists, or to resolve an appeal of a comprehensive plan filed with a growth management hearings board or with the court.

II. REASON FOR PLANNING COMMISSION ACTION

FWRC Chapter 19.80, "Council Rezones," establishes a process and criteria for comprehensive plan amendments. Consistent with Process VI review, the role of the Planning Commission is as follows:

1. To review and evaluate the requests for comprehensive plan amendments;

2. To determine whether the proposed comprehensive plan amendments meet the criteria provided by FWRC.80.140, 19.80.150, and 19.75.130(3); and

3. To forward a recommendation to the City Council regarding adoption of the proposed comprehensive plan amendments.

III. PROCEDURAL SUMMARY

Selection Process (Prioritizing Docketed Proposals)

7/10/17 Land Use Transportation Committee (LUTC) Meeting

7/18/17 City Council Public Hearing

Comprehensive Plan Amendment Process

10/06/17 Issuance of Determination of Nonsignificance pursuant to the State Environmental Policy Act (SEPA)[1]

10/20/17 End of SEPA Comment Period

10/25/17 Public Hearing before the Planning Commission

11/03/17 End of SEPA Appeal Period

11/06/17 LUTC Meeting

11/21/17 City Council 1st Reading

12/05/17 City Council 2nd Reading

[1] Due to its bulk, a copy of the DNS is not attached, but is available for review at the Community Development Department.

IV. 2017 COMPREHENSIVE PLAN AMENDMENTS

This annual update includes nine citizen-initiated requests for amendments to comprehensive plan designations and zoning *(Exhibit A – Composite Map)*. The site-specific requests are described in Section V of this staff report.

V. CITIZEN-INITIATED SITE-SPECIFIC REQUESTS

1. Site-Specific Request #1 – Puget Center Property

Reason for the Request

Puget Center Property is requesting a comprehensive plan amendment and rezone of their property from Neighborhood Business (BN) to Single Family High-Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) due to the housing crisis in King. They also state that the highest and best use for the land is residential housing.

Summary

File Number: 15-104981-UP

Parcel No.	Address	Size in Acres	Existing Land Use
082104-9074	No site address	1.24	Vacant
082104-9076	No site address	1.24	Vacant
082104-9167	No site address	1.55	Vacant
	Total Size	4.03	

Applicant: Ed Clark, Puget Center
Location: North of South 312th Street and east of 1st Avenue South *Exhibit B)*
Existing Comprehensive Plan: Neighborhood Business
Existing Zoning: Neighborhood Business (BN)
Requested Comprehensive Plan: Single Family High Density Residential
Requested Zoning: Single Family (RS 7.2, one unit per 7,200 square feet)

Surrounding Zoning & Land Use *(Exhibit C)*

	Zoning	Land Use
North	Single Family (RS 7.2, one unit per 7,200 square feet)	Single family dwellings
South	Multi-family (RM 2400, one unit per 2,400 square feet)	South 312th Street and Greystone Apartments

	Zoning	Land Use
East	Single Family (RS 7.2, one unit per 7,200 square feet)	Single family dwelling
West	Single Family (RS 7.2, one unit per 7,200 square feet)	Single family
	Neighborhood Business (BN)	7-11 Convenience Store, Pizza Restaurant

Availability of Utilities

Sanitary Sewer: Lakehaven Water and Sewer provides sewer service in this area. Sewer service is available adjacent to the property along 1st Avenue South. Regardless of the outcome of the land use actions, future development of the property will require Lakehaven Certificates of Availability, Developer Extension Agreement(s), and sewer service connections.

Public Water: Lakehaven Water and Sewer District provides water service in this area. Existing water facilities are adjacent to the property along 1st Avenue South and South 312th Street. Regardless of the outcome of the land use actions, future development of the property will require Lakehaven Certificates of Availability, Developer Extension Agreement(s), and water service connections

Solid Waste: Solid waste is provided by Waste Management.

Availability of Public Services

Police: Police protection is provided by and will continue to be provided by the City of Federal Way Police Department should increased development occur.

Fire/Emergency/ Medical: These services are provided by South King Fire and Rescue. Development in this area will increase demand for Fire Protection Services. South King Fire and Rescue's strategic plans address this need, and increased revenue from property taxes is expected to fund these services.

Schools: This area falls within the boundaries of Federal Way School District, who had no comment since this is a non-project action.

Topography

The site is fairly level.

Critical Areas

The site is located within a five-year capture zone. A five-year capture zone represents the time it takes spills within the land area overlaying the five-year capture zone to travel to any public water source well owned by Lakehaven Water and Sewer District, excluding the land area contained in the six-month or one-year capture zones. At the time of development, the applicant will be required to submit a Hazardous Materials Inventory Statement that discloses the approximate quantities of hazardous materials that will be stored, handled, treated, used, produced, recycled, or disposed of in connection with the proposed activity. There is a small unrated wetland on the southern portion of the site. Regardless of the zoning, any future development in the vicinity of the wetland will require a critical area study to be approved by the city. This must include a wetland classification and buffer determination under the city's current wetland rating system.

Drainage

The site is located within the Lower Puget Sound Basin and in an identified flood control problem area. Any future development must design their storm water detention system to Flood Problem Flow Control. The City has a storm water system in close proximity to the east. Any water-related impacts associated with future development must be mitigated in compliance with the city-adopted *2016 King County Surface Water Manual* (KCSWM) and the City of Federal Way Addendum to the manual.

Access

As shown on *Exhibits B and C*, this parcel fronts on South 312th Street to the south and 1st Avenue South to the west.

Potential Traffic Impacts

This is a non-project action associated with changing the comprehensive plan designation and zoning from Neighborhood Business (BN) to Single Family High-Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet). This non-project action by itself does not affect traffic. However, at the time that an application for a development permit is submitted, the Traffic Division will conduct a Transportation 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). 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.

Public Comments Received

During the Selection Process, an e-mail comment was received stating that these parcels should retain the Neighborhood Business designation because traffic is already very busy on South 312th Street, especially in the late afternoons. They were also concerned about the loss of green space so close to the City Center.

2. Site-Specific Request #2 –Campbell

Reason for the Request

Mike and Kelly Campbell are requesting a comprehensive plan amendment and rezone of their property from Single Family Low Density Residential and Suburban Estates (SE, one unit per five acres) to Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) due to the need for additional single family homes in Federal Way.

Summary

File Number:	16-105017-UP
Parcel No.:	322104-9059
Applicant:	Mike and Kelly Campbell
Address:	610 South 376th Street
Location:	West of 8th Avenue South, between South 373rd and S 376th Streets *(Exhibit D)*
Size:	5.00 acres
Existing Land Use:	Single family dwelling
Existing Comprehensive Plan:	Single Family Low Density Residential
Existing Zoning:	Suburban Estates (SE, one unit per five acres)
Requested Comprehensive Plan:	Single Family Medium Density Residential
Requested Zoning:	Single Family (RS 35.0, one unit per 35,000 square feet)

Surrounding Zoning & Land Use *(Exhibit E – Aerial Map)*

	Zoning	Existing Land Use
North	Single Family (SE, one unit per five acres)	South 373rd Street and single family dwelling
South	Single Family (SE, one unit per five acres)	South 376th Street and Gethsemane Cemetery
East	Single Family (RS 35.0, one unit per 35,000 square feet)	Single family dwellings (3)
West	Single Family (SE, one unit per five acres)	Single family dwelling

Availability of Utilities

Sanitary Sewer: Lakehaven Water and Sewer District serves this area. The property is presently on a septic system. Future development of the property, regardless of the outcome of the land use actions, will require Lakehaven Certificates of Availability, Developer Extension Agreement(s), and sewer service connections.

Public Water: Lakehaven Water and Sewer District serves this area. There are existing water system facilities adjacent to the property along South 373rd Street. Future development of the property, regardless of the outcome of the land use actions, will require Lakehaven Certificates of Availability, Developer Extension Agreement(s), and water service connections.

Solid Waste: Solid waste is provided by Waste Management

Availability of Public Services

Police: Police protection is provided by and will continue to be provided by the City of Federal Way Police Department should increased development occur.

Fire/Emergency/ Medical: These services are provided by South King Fire and Rescue. Development in this area will increase demand for Fire Protection Services. South King Fire and Rescue's strategic plans address this need, and increased revenue from property taxes is expected to fund these services.

Schools: This area falls within the boundaries of Federal Way School District, who had no comment since this is a non-project action.

Topography

The site has a gentle downward slope from north to south.

Critical Areas

A wetland is located to the north and west of this parcel and several streams (West branch of Hylebos Creek) are located to the north and west of this parcel. Based on the City's Critical Areas Map, it appears that a portion of the wetland buffer is located on the northwestern portion of the parcel. Any future development on the subject property will require a critical area study to be approved by the city. This must include a wetland classification and buffer determination under the city's current wetland rating system.

Drainage

The site is located within the Hylebos Creek Basin and Conservation Flow Control Area. The City does not have a storm water system in close proximity. Any water-related impacts associated with future development must be mitigated in compliance with the city-adopted *2016 King County Surface Water Manual* (KCSWM) and the City of Federal Way Addendum to the manual.

Access

As shown on *Exhibits D and E*, this parcel fronts on South 373rd Street to the north and South 376th Street to the south.

Potential Traffic Impacts

This is a non-project action associated with changing the comprehensive plan designation and zoning from Single Family Low Density Residential and Suburban Estates (SE, one unit per five acres) to Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet). This non-project action by itself does not affect traffic. However, at the time that an application for a development permit is submitted, the Traffic Division will conduct a Transportation 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). 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.

Public Comments Received

During the July 18, 2017, City Council public hearing, a citizen testified about concerns related to future development on this parcel due to the proximity of an ancient Puyallup tribal burial ground and the Hylebos Homestead located in the Gethsemane Cemetery. They also stated that light rail to Tacoma may be extended through this area.

3. Site-Specific Request #3 – Dematteis/Gabrielson Property

Reason for the Request

The applicant is requesting a comprehensive plan amendment and rezone of three parcels from Professional Office (PO) to Single Family High Density and Single Family (RS 5.0, one unit per 5,000 square feet) in order to better utilize the property and provide affordable single family lots. He also states that office property is overbuilt with over a 21 percent vacancy rate, and the parcels have become a "holding zone" for a use that will be difficult to fill.

Summary

File Number:	16-106141-UP
Parcel No's.:	132103-9002, 132103-9091, and 132103-9036
Applicant:	Mark Freitas
Address:	2200 SW 320th St and 32011 21st Ave SW
Location:	South of S 320th St and west of 21st Ave SW *(Exhibit F)*
Size:	2.3 acres
Existing Land Use:	Vacant
Existing Comprehensive Plan:	Professional Office
Existing Zoning:	Professional Office (PO)
Requested Comprehensive Plan:	Single Family High Density Residential
Requested Zoning:	Single Family (RS 5.0, one unit per 5,000 square feet)

Surrounding Zoning & Land Use *(Exhibit G – Aerial Map)*

	Zoning	Existing Land Use
North	Professional Office (PO)	SW 320th St and vacant land
South	Single Family Residential (RS 7.2, one unit per 7,200 square feet)	Single family dwellings (4)
East	Multi-family (RM 2400, one unit per 2,400 square feet)	21st Ave SW and St. Croix Apartments
West	Professional Office (PO)	Medical offices

Availability of Utilities

Sanitary Sewer: Lakehaven Water and Sewer District serves this area. There are existing sewer system facilities slightly northwest of the property and on the north side of SW 320th Street. Regardless of the outcome of the land use actions, future development of the property will require Lakehaven Certificates of Availability, Developer Extension Agreement(s), and sewer service connections.

Public Water: Lakehaven Water and Sewer District serves this area. There are existing water system facilities adjacent to the property along SW 320th Street and 21st Avenue SW. Regardless of the outcome of the land use actions, future development of the property will require Lakehaven Certificates of Availability, Developer Extension Agreement(s), and sewer service connections.

Solid Waste: Solid waste is provided by Waste Management.

Availability of Public Services

Police: Police protection is provided by and will continue to be provided by the City of Federal Way Police Department should increased development occur.

Fire/Emergency/ Medical: These services are provided by South King Fire and Rescue. Development in this area will increase demand for Fire Protection Services. South King Fire and Rescue's strategic plans address this need, and increased revenue from property taxes is expected to fund these services.

Schools: This area falls within the boundaries of the Federal Way School District, who had no comment since this is a non-project action.

Topography

The site is fairly level.

Critical Areas

A small portion of the site in the southwestern corner site is located within a ten-year capture zone. A ten-year capture zone represents the time it takes spills within the land area overlaying the ten-year capture zone to travel to any public water source well owned by Lakehaven Water and Sewer District, excluding the land area contained in the six-month, one-year, or five-year capture zones. At the time of development, the applicant will be required to submit a Hazardous Materials Inventory Statement that discloses the approximate quantities of hazardous materials that will be stored, handled, treated, used, produced, recycled, or disposed of in connection with the proposed activity.

Drainage

The site is located within the Lower Puget Sound Basin and in a Conservation Flow Control Area. The City has a storm water system located along South 320th Street and another located along 21st Avenue SW. Any water-related impacts associated with future development must be mitigated in compliance with the city-adopted 2016 King County Surface Water Manual (KCSWM) and the City of Federal Way Addendum to the manual.

Access

As shown on *Exhibits F and G*, this parcel fronts on SW 320th Street to the north and 21st Avenue SW to the east.

Potential Traffic Impacts

This is a non-project action associated with changing the comprehensive plan designation and zoning from Professional Office (PO) to Single Family High Density and Single Family (RS 5.0, one unit per 5,000 square feet). This non-project action by itself does not affect traffic. However, at the time that an application for a development permit is submitted, the Traffic Division will conduct a Transportation 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). 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.

Public Comments Received

During the July 18, 2017, City Council public hearing, a citizen testified about the potential rezone and the impact it will have on an already busy roadways.

Site-Specific Requests #4-9 - Johnson, Neether, Otteson, Beard, Ellingson, and Dararak

There are 26 parcels, totaling approximately 55.52 acres, with 18 different property owners designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) in an area located along Milton Road east of I-5. Requests were received from six of these property owners *(Exhibit H)* to change the comprehensive plan and zoning of 27.58 acres (Site-Specific Requests #4-9).

All requests for comprehensive plan amendments must be reviewed through a "Selection Process," which determines which requests should be further considered. At the end of the July 18, 2017, City Council public hearing on the "Selection Process," the council gave staff direction to proceed with these requests (#4-9,) for site-specific comprehensive plan amendments and rezones and further directed staff to include neighboring properties in the vicinity of these requests, should the property owners so desire. On September 15, 2017, the City notified the other 11 landowners (one parcel is owned by the city) in writing, that they had the opportunity to join in with the requests and gave them until September 29, 2017 to contact the City. No one responded by this deadline

Thereafter on October 6, 2017, the City issued a threshold (SEPA) determination for the site-specific requests, published a public notice in the paper as required for the threshold (SEPA) determination, also publishing notice of the October 25, 2017 planning commission public hearing, and posted the sites, and public notice boards.

The following week, three property owners indicated their desire to also request a comprehensive plan amendment and rezone, and submitted their application. However, the three additional requests received after publication of the notices cannot be included at this time. Site-specific

4. Site-Specific Request #4 – Johnson

Reason for the Request

The applicant is requesting a comprehensive plan amendment and rezone from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and (RS 7.2, one unit per 7,200 square feet) because there is a need for more single family housing in the city.

Summary

File Number:	16-104838-UP
Parcel No.:	322104-9086
Applicant:	Mark Johnson
Address:	1424 South 372nd Street
Location:	North of Milton Road South/South 372nd Street *(Exhibit I)*
Size:	0.44 acres
Existing Land Use:	Single family dwelling
Existing Comprehensive Plan:	Single Family Medium Density Residential
Existing Zoning:	Single Family (RS 35.0, one unit per 35,000 square feet)

Requested
Comprehensive Plan: Single Family High Density Residential
Requested Zoning: Single Family (RS 7.2, one unit per 7,200 square feet)

Surrounding Zoning and Land Use *(Exhibit J – Aerial Map)*

	Zoning	Existing Land Use
North and West	RS 35.0 (one unit per 35,000 square feet)	Single family dwelling
South	RS 35.0 (one unit per 35,000 square feet)	Milton Road South/South 372nd Street and single family dwelling
East	RS 35.0 (one unit per 35,000 square feet)	Vacant

Availability of Utilities

Sanitary Sewer: This parcel is presently on septic. Lakehaven Water and Sewer District provides sewer service in this area. The nearest existing sewer system facilities intended to ultimately serve this area are approximately 1,100 feet southeast of parcel 322104-9050 (eastern parcel of Site-specific Request #8). Sewer service connections would only be available if sewer system facilities were extended to this area. Regardless of the outcome of this request, future development of the parcel will require Lakehaven Certificates of Availability, Developer Extension Agreement(s), and water service connections.

Public Water: Lakehaven Water and Sewer District provides service in this area. There are existing water system facilities adjacent to the southern portion of this parcel along Milton Road South. Regardless of the outcome of this request, future development of the parcels will require Lakehaven Certificates of Availability, Developer Extension Agreement(s), and water service connections.

Solid Waste: Solid waste is provided by Waste Management

Availability of Public Services

Police: Police protection is provided by and will continue to be provided by the City of Federal Way Police Department should increased development occur.

Fire/Emergency/ Medical: These services are provided by South King Fire and Rescue. Development in this area will increase demand for Fire Protection Services. South King Fire and Rescue's strategic plans address this need, and increased revenue from property taxes is expected to fund these services.

Schools: This parcel is located within the boundaries of the Federal Way School District, who had no comment since this is a non-project action.

Topography

The site is fairly level.

Critical Areas

There are no critical areas on this parcel.

Drainage

These parcels are located within the Hylebos Creek Basin and Conservation Flow Control Area. The City does not have a storm water system in the area, only roadside ditches that drain into low areas. Any water-related impacts associated with future development must be mitigated in compliance with the city-adopted *2016 King County Surface Water Manual* (KCSWM) and the City of Federal Way Addendum to the manual.

Access

As shown on *Exhibits I* and J, access to this parcel is from Milton Road South.

Potential Traffic Impacts

This is a non-project action associated with changing the comprehensive plan designation and zoning from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single family (RS 7.2, one unit per 7,200 square feet). This non-project action by itself does not affect traffic. However, at the time that applications for development permits are submitted, the Traffic Division will conduct a Transportation 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). 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.

If the requested comprehensive plan amendment to Single Family High Density Residential and rezone to Single family (RS 7.2, one unit per 7,200 square feet) or Single family (RS 5.0, one unit per 5,000 square feet) were granted, Milton Road South, currently a rural road, would have to be improved to urban standards. The easterly curve of Milton Road South in the 37200 block does not meet current standards. It would either have to be realigned or a roundabout constructed.

Public Comments Received

During the July 18, 2017, City Council public hearing, the following public testimony was given in opposition to the request:

- There were concerns about increased traffic on South 376th Street associated with increased density;
- Maps in Chapter 3 "Transportation" of the Comprehensive Plan already show South 376th Street being connected;
- The extension of South 376th Street through the Regency Woods subdivision would connect Pacific Highway South and SR 161 increasing traffic through residential neighborhoods;
- Milton Road has a dangerous curve.
- There is a private park/tot lot where the connection would occur;
- There were concerns about traffic safety in the Wild Waves area;
- There are approximately 55 parcels with 19 different owners, however, not all of the parcels were included;
- There were concerns about the adequacy of utilities if the area developed with higher density;
- Neighborhood Business Zoning is not appropriate for this area;
- The series of lots located along the western edge of Regency Woods, Division 2 are intended to serve as a buffer from the road to the west and noise;
- There is a large wetland to the west of Regency Woods, Division 2;
- The large depression east of Milton Road South collects runoff;
- There was concern about the removal of trees, which purify the air and muffle noise;
- If a rezone was approved, it should allow no less than 15,000 square feet per house with buffer zones provided for all adjoining property owners as well as environmental impact studies to all property owners within a five mile radius of the rezoned areas.

One person testified in favor of the request stating that the applicants did not protest as properties around them were developed and she feels that there will be a demand for more high density neighborhoods as more people move to Federal Way, especially with light rail being extended to the City in the future.

After the July 18, 2017 public hearing, a letter was received in opposition to the requested comprehensive plan amendment and rezone. Reasons included inconsistency with the goals of the Comprehensive Plan to retain larger urban lots on or near critical areas, in areas lacking urban level services and infrastructure, and to retain unique area-wide circumstances. They mentioned Spring Valley as one of these areas. They also stated that the "checkerboard" of high density and low density parcels doesn't make sense.

One e-mail comment and one letter were received, during the 14-day SEPA comment period *(Exhibits U* and *V)*.

5. Site-Specific Request #5 – Neether

Reason for the Request

The applicant is requesting a comprehensive plan amendment and rezone from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and (RS 5.0, one unit per 5,000 square feet) to be consistent with the neighbors' requests for higher density.

Summary

File Number:	16-105015-UP
Parcel No.:	322104-9157 and 322104-9045
Applicant:	Larry Neether
Address:	37222 Milton Road South
Location:	East of Milton Road South *(Exhibit K)*
Size:	2.66 acres
Existing Land Use:	Single family dwellings (2)
Existing Comprehensive Plan:	Single Family Medium Density Residential
Existing Zoning:	Single Family (RS 35.0, one unit per 35,000 square feet)
Requested Comprehensive Plan:	Single Family High Density Residential
Requested Zoning:	Single Family (RS 5.0, one unit per 5,000 square feet)

Surrounding Zoning and Land Use *(Exhibit L – Aerial Map)*

	Zoning	Existing Land Use
North	RS 35.0 (one unit per 35,000 square feet)	Milton Road South
South	RS 35.0 (one unit per 35,000 square feet)	Vacant
East	RS 35.0 (one unit per 35,000 square feet)	Single family dwelling
West	RS 35.0 (one unit per 35,000 square feet)	Single family dwelling, Milton Road South

Availability of Utilities

Sanitary Sewer: The parcels are presently on septic. Lakehaven Water and Sewer District provides sewer service in this area. The nearest existing sewer system facilities intended to ultimately serve this area are approximately 1,100 feet southeast of parcel 322104-9050 (eastern parcel of Site-specific Request #8). Sewer service connections would only be available if sewer system facilities were extended to this area. Regardless of the outcome of the land use actions, future development of the parcels will require Lakehaven Certificates of Availability, Developer Extension Agreement(s), and water service connections.

Public Water: Lakehaven Water and Sewer District provides service in this area. There are existing water system facilities along Milton Road South to the north of this site. Regardless of the outcome of the land use actions, future development of the parcels will require Lakehaven Certificates of Availability, Developer Extension Agreement(s), and water service connections.

Solid Waste: Solid waste is provided by Waste Management

Availability of Public Services

Police: Police protection is provided by and will continue to be provided by the City of Federal Way Police Department should increased development occur.

Fire/Emergency/ Medical: These services are provided by South King Fire and Rescue. Development in this area will increase demand for Fire Protection Services. South King Fire and Rescue's strategic plans address this need, and increased revenue from property taxes is expected to fund these services.

Schools: These parcels are located within the boundaries of the Federal Way School District, who had no comment since this is a non-project action.

Topography

The site has a gentle upward slope from east to west.

Critical Areas

Based on the City's Critical Areas Map, there is a wetland to the south of parcel 322104-9157 (the southern of the two parcels). Regardless of the zoning, any future development in the vicinity of the wetlands will require critical area studies to be approved by the city. These studies must include a wetland classification and buffer determination under the city's current wetland rating system.

Drainage

These parcels are located within the Hylebos Creek Basin and Conservation Flow Control Area. The City does not have a storm water system in the area, only roadside ditches that drain into low areas. Any water-related impacts associated with future development must be mitigated in compliance with the city-adopted *2016 King County Surface Water Manual* (KCSWM) and the City of Federal Way Addendum to the manual.

Access

As shown on *Exhibits K* and *L,* access to these parcels is from Milton Road South.

Potential Traffic Impacts

This is a non-project action associated with changing the comprehensive plan designation and zoning of two parcels from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single family (RS 5.0, one unit per 5,000 square feet). This non-project action by itself does

not affect traffic. However, at the time that applications for development permits are submitted, the Traffic Division will conduct a Transportation 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). 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.

If the requested comprehensive plan amendment to Single Family High Density Residential and rezone to Single family (RS 5.0, one unit per 5,000 square feet) were granted, Milton Road South, currently a rural road would have to be improved to urban standards.

Public Comments Received

During the July 18, 2017, City Council public hearing, the following public testimony was given d in opposition to the request:

- There were concerns about increased traffic on South 376th Street associated with increased density;
- Maps in Chapter 3 "Transportation" of the Comprehensive Plan already show South 376th Street being connected;
- The extension of South 376th Street through the Regency Woods subdivision would connect Pacific Highway South and SR 161 increasing traffic through residential neighborhoods;
- Milton Road has a dangerous curve.
- There is a private park/tot lot where the connection would occur;
- There were concerns about traffic safety in the Wild Waves area;
- There are approximately 55 parcels with 19 different owners, however, not all of the parcels were included;
- There were concerns about the adequacy of utilities if the area developed with higher density;
- Neighborhood Business Zoning is not appropriate for this area;
- The series of lots located along the western edge of Regency Woods, Division 2 are intended to serve as a buffer from the road to the west and noise;
- There is a large wetland to the west of Regency Woods, Division 2;
- The large depression east of Milton Road South collects runoff;
- There was concern about the removal of trees, which purify the air and muffle noise;
- If a rezone was approved, it should allow no less than 15,000 square feet per house with buffer zones provided for all adjoining property owners as well as environmental impact studies to all property owners within a five mile radius of the rezoned areas.

One person testified in favor of the request stating that the applicants did not protest as properties around them were developed and she feels that there will be a demand for more high density neighborhoods as more people move to Federal Way, especially with light rail being extended to the City in the future.

After the July 18, 2017 public hearing, a letter was received in opposition to the requested comprehensive plan amendment and rezone. Reasons included inconsistency with the goals

of the Comprehensive Plan to retain larger urban lots on or near critical areas, in areas lacking urban level services and infrastructure, and to retain unique area-wide circumstances. They mentioned Spring Valley as one of these areas. They also stated that the "checkerboard" of high density and low density parcels doesn't make sense.

One e-mail comment and one letter were received, during the 14-day SEPA comment period *(Exhibits U* and *V)*.

6. Site-Specific Request #6 – Otteson

Reason for the Request

The applicant is requesting a comprehensive plan amendment and rezone from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and (RS 7.2, one unit per 7,200 square feet) because they no longer have horses, so there is no need for pasture and Federal Way needs more housing.

Summary

File Number:	16-105016-UP
Parcel No.:	322104-9002 and 322104-9076
Applicant:	Pam Otteson
Address:	1408 South 372nd Street
Location:	North of Milton Rd South/South 372nd Street, west of Milton Road South and south of I-5 *(Exhibit M)*
Size:	4.18 acres
Existing Land Use:	Single family dwelling and vacant land
Existing Comprehensive Plan:	Single Family Medium Density Residential
Existing Zoning:	Single Family (RS 35.0, one unit per 35,000 square feet)
Requested Comprehensive Plan:	Single Family High Density Residential
Requested Zoning:	Single Family (RS 7.2, one unit per 7,200 square feet)

Surrounding Zoning and Land Use *(Exhibit N – Aerial Map)*

	Zoning	Existing Land Use
North	None	I-5
South	RS 35.0 (one unit per 35,000 square feet)	Milton Road South/South 372nd Street and single family dwellings (2)
East	RS 35.0 (one unit per 35,000 square feet)	Milton Road South and single family dwelling
West	RS 35.0 (one unit per 35,000 square feet)	Single family dwelling

Availability of Utilities

Sanitary Sewer: The parcels are presently on septic. Lakehaven Water and Sewer District provides sewer service in this area. The nearest existing sewer system facilities intended to ultimately serve this area are approximately 1,100 feet southeast of parcel 322104-9050 (eastern parcel of Site-specific Request #8). Sewer service connections would only be available if sewer system facilities were extended to this area. Regardless of the outcome of the land use actions, future development of the parcels will require Lakehaven Certificates of Availability, Developer Extension Agreement(s), and water service connections.

Public Water: Lakehaven Water and Sewer District provides service in this area. There are existing water system facilities adjacent to the southern portion of the parcels along Milton Road South. Regardless of the outcome of the land use actions, future development of the parcels will require Lakehaven Certificates of Availability, Developer Extension Agreement(s), and water service connections.

Solid Waste: Solid waste is provided by Waste Management

Availability of Public Services

Police: Police protection is provided by and will continue to be provided by the City of Federal Way Police Department should increased development occur.

Fire/Emergency/ Medical: These services are provided by South King Fire and Rescue. Development in this area will increase demand for Fire Protection Services. South King Fire and Rescue's strategic plans address this need, and increased revenue from property taxes is expected to fund these services.

Schools: These parcels are located within the boundaries of the Federal Way School District, who had no comment since this is a non-project action.

Topography

The site is fairly level.

Critical Areas

There are no critical areas on these parcels.

Drainage

These parcels are located within the Hylebos Creek Basin and Conservation Flow Control Area. The City does not have a storm water system in the area, only roadside ditches that drain into low areas. Any water-related impacts associated with future development must be

mitigated in compliance with the city-adopted *2016 King County Surface Water Manual* (KCSWM) and the City of Federal Way Addendum to the manual.

Access

As shown on *Exhibits M* and *N,* access to these parcels is provided via Milton Road South/ South 372nd Street.

Potential Traffic Impacts

This is a non-project action associated with changing the comprehensive plan designation and zoning from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single family (RS 7.2, one unit per 7,200 square feet). This non-project action by itself does not affect traffic. However, at the time that applications for development permits are submitted, the Traffic Division will conduct a Transportation 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). 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.

If the requested comprehensive plan amendment to Single Family High Density Residential and Single family (RS 7.2, one unit per 7,200 square feet) was granted, Milton Road, currently a rural road would have to be improved to urban standards. The easterly curve of Milton Road South in the 37200 block does not meet current standards. It would either have to be realigned or a roundabout constructed.

Public Comments Received

During the July 18, 2017, City Council public hearing, the following public testimony was given in opposition to the request:

- There were concerns about increased traffic on South 376th Street associated with increased density;
- Maps in Chapter 3 "Transportation" of the Comprehensive Plan already show South 376th Street being connected;
- The extension of South 376th Street through the Regency Woods subdivision would connect Pacific Highway South and SR 161 increasing traffic through residential neighborhoods;
- Milton Road has a dangerous curve.
- There is a private park/tot lot where the connection would occur;
- There were concerns about traffic safety in the Wild Waves area;
- There are approximately 55 parcels with 19 different owners, however, not all of the parcels were included;
- There were concerns about the adequacy of utilities if the area developed with higher density;
- Neighborhood Business Zoning is not appropriate for this area;
- The series of lots located along the western edge of Regency Woods, Division 2 are

intended to serve as a buffer from the road to the west and noise;
- There is a large wetland to the west of Regency Woods, Division 2;
- The large depression east of Milton Road South collects runoff;
- There was concern about the removal of trees, which purify the air and muffle noise;
- If a rezone was approved, it should allow no less than 15,000 square feet per house with buffer zones provided for all adjoining property owners as well as environmental impact studies to all property owners within a five mile radius of the rezoned areas.

One person testified in favor of the request stating that the applicants did not protest as properties around them were developed and she feels that there will be a demand for more high density neighborhoods as more people move to Federal Way, especially with light rail being extended to the City in the future.

After the July 18, 2017 public hearing, a letter was received in opposition to the requested comprehensive plan amendment and rezone. Reasons included inconsistency with the goals of the Comprehensive Plan to retain larger urban lots on or near critical areas, in areas lacking urban level services and infrastructure, and to retain unique area-wide circumstances. They mentioned Spring Valley as one of these areas. They also stated that the "checkerboard" of high density and low density parcels doesn't make sense.

One e-mail comment and one letter were received, during the 14-day SEPA comment period *(Exhibits U* and *V)*.

7. Site-Specific Request #7 – Beard

Reason for the Request

The applicant is requesting a comprehensive plan amendment and rezone from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and (RS 7.2, one unit per 7,200 square feet) in order to make the parcels more appealing to a developer for a subdivision.

Summary

File Number:	16-105019-UP
Parcel No.:	322104-9114, 322104-9053 and 322194-9129
Applicant:	Rick Beard
Address:	1331 South 372nd Street, 1311 South 372nd Street, and 1321 South 372nd Street
Location:	South of Milton Rd S/S 372nd St *(Exhibit O)*
Size:	4.52 acres
Existing Land Use:	Single family dwellings (3)
Existing Comprehensive Plan:	Single Family Medium Density Residential
Existing Zoning:	Single Family (RS 35.0, one unit per 35,000 square feet)
Requested Comprehensive Plan:	Single Family High Density Residential
Requested Zoning:	Single Family (RS 7.2, one unit per 7,200 square feet)

Surrounding Zoning and Land Use *(Exhibit P – Aerial Map)*

	Zoning	Existing Land Use
North	RS 35.0 (one unit per 35,000 square feet)	Milton Road South/South 372nd Street and Single family dwelling
South	RS 35.0 (one unit per 35,000 square feet)	Vacant
East	RS 35.0 (one unit per 35,000 square feet)	Single family dwelling
West	RS 35.0 (one unit per 35,000 square feet)	Single family dwellings (2)

Availability of Utilities

Sanitary Sewer: The parcels are presently on septic. Lakehaven Water and Sewer District provides sewer service in this area. The nearest existing sewer system facilities intended to ultimately serve this area are approximately 1,100 feet southeast of parcel 322104-9050 (eastern parcel of Site-specific Request #8). Sewer service connections would only be available if sewer system facilities were extended to this area. Regardless of the outcome of the land use actions, future development of the parcels will require Lakehaven Certificates of Availability, Developer Extension Agreement(s), and water service connections.

Public Water: Lakehaven Water and Sewer District provides service in this area. There are existing water system facilities adjacent to the northern portion of the parcels along Milton Road South. Regardless of the outcome of the land use actions, future development of the parcels will require Lakehaven Certificates of Availability, Developer Extension Agreement(s), and water service connections.

Solid Waste: Solid waste is provided by Waste Management

Availability of Public Services

Police: Police protection is provided by and will continue to be provided by the City of Federal Way Police Department should increased development occur.

Fire/Emergency/ Medical: These services are provided by South King Fire and Rescue. Development in this area will increase demand for Fire Protection Services. South King Fire and Rescue's strategic plans address this need, and increased revenue from property taxes is expected to fund these services.

Schools: These parcels are located within the boundaries of the Federal Way School District, who had no comment since this is a non-project action.

Topography

The site has a gentle downward slope from north to south.

Critical Areas

There are no critical areas on these parcels.

Drainage

These parcels are located within the Hylebos Creek Basin and Conservation Flow Control Area. The City does not have a storm water system in the area, only roadside ditches that drain into low areas. Any water-related impacts associated with future development must be mitigated in compliance with the city-adopted *2016 King County Surface Water Manual* (KCSWM) and the City of Federal Way Addendum to the manual.

Access

As shown on *Exhibits O* and *P,* access to these parcels is provided via Milton Road South/ South 372nd Street.

Potential Traffic Impacts

This is a non-project action associated with changing the comprehensive plan designation and zoning from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single family (RS 7.2, one unit per 7,200 square feet). This non-project action by itself does not affect traffic. However, at the time that applications for development permits are submitted, the Traffic Division will conduct a Transportation 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). 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.

If the requested comprehensive plan amendment to Single Family High Density Residential and Single family (RS 7.2, one unit per 7,200 square feet) was granted, Milton Road South, currently a rural road would have to be improved to urban standards.

Public Comments Received

During the July 18, 2017, City Council public hearing, the following public testimony was given in opposition to the request:

- There were concerns about increased traffic on South 376th Street associated with increased density;

- Maps in Chapter 3 "Transportation" of the Comprehensive Plan already show South 376th Street being connected;
- The extension of South 376th Street through the Regency Woods subdivision would connect Pacific Highway South and SR 161 increasing traffic through residential neighborhoods;
- Milton Road has a dangerous curve.
- There is a private park/tot lot where the connection would occur;
- There were concerns about traffic safety in the Wild Waves area;
- There are approximately 55 parcels with 19 different owners, however, not all of the parcels were included;
- There were concerns about the adequacy of utilities if the area developed with higher density;
- Neighborhood Business Zoning is not appropriate for this area;
- The series of lots located along the western edge of Regency Woods, Division 2 are intended to serve as a buffer from the road to the west and noise;
- There is a large wetland to the west of Regency Woods, Division 2;
- The large depression east of Milton Road South collects runoff;
- There was concern about the removal of trees, which purify the air and muffle noise;
- If a rezone was approved, it should allow no less than 15,000 square feet per house with buffer zones provided for all adjoining property owners as well as environmental impact studies to all property owners within a five mile radius of the rezoned areas.

One person testified in favor of the request stating that the applicants did not protest as properties around them were developed and she feels that there will be a demand for more high density neighborhoods as more people move to Federal Way, especially with light rail being extended to the City in the future.

After the July 18, 2017 public hearing, a letter was received in opposition to the requested comprehensive plan amendment and rezone. Reasons included inconsistency with the goals of the Comprehensive Plan to retain larger urban lots on or near critical areas, in areas lacking urban level services and infrastructure, and to retain unique area-wide circumstances. They mentioned Spring Valley as one of these areas. They also stated that the "checkerboard" of high density and low density parcels doesn't make sense.

One e-mail comment and one letter were received, during the 14-day SEPA comment period *(Exhibits U* and *V)*.

8. Site-Specific Request #8 – Ellingson

Reason for the Request

The applicant is requesting a comprehensive plan amendment and rezone from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and (RS 5.0, one unit per 5,000 square feet) because there is a need for more housing in the area.

Summary

File Number:	16-105020-UP
Parcel No.:	322104-9036, 322104-9138, 322104-9136, and 322104-9050
Applicant:	Arnold Ellingson
Address:	1110 South 376th Street and 1224 South 376th Street
Location:	East of Milton Road South and north of South 376th Street *(Exhibit Q)*
Size:	13.38 acres
Existing Land Use:	Single family dwellings (2)
Existing Comprehensive Plan:	Single Family Medium Density Residential
Existing Zoning:	Single Family (RS 35.0, one unit per 35,000 square feet)
Requested Comprehensive Plan:	Single Family High Density Residential
Requested Zoning:	Single Family (RS 5.0, one unit per 5000 square feet)

Surrounding Zoning and Land Use *(Exhibit R – Aerial Map)*

	Zoning	Existing Land Use
North	RS 35.0 (one unit per 35,000 square feet)	Single family dwellings (3)
South	Unknown (Milton)	South 376th Street and Retirement facility
East	RS 35.0 (one unit per 35,000 square feet)	Single family dwelling
West	RS 35.0 (one unit per 35,000 square feet)	Milton Road South

Availability of Utilities

Sanitary Sewer: The parcels are presently on septic. Lakehaven Water and Sewer District provides sewer service in this area. The nearest existing sewer system facilities intended to ultimately serve this area are approximately 1,100 feet southeast of parcel 322104-9050 (eastern parcel of this Site-specific Request). Sewer service connections would only be available if sewer system facilities were extended to this area. Regardless of the outcome of the land use actions, future development of the parcels will require Lakehaven Certificates of Availability, Developer Extension Agreement(s), and water service connections.

Public Water: Lakehaven Water and Sewer District provides service in this area. There are existing water system facilities to the north along Milton Road South. Regardless of the outcome of the land use actions, future development of the parcels will require Lakehaven Certificates of Availability, Developer Extension Agreement(s), and water service connections.

Solid Waste: Solid waste is provided by Waste Management

Availability of Public Services

Police:	Police protection is provided by and will continue to be provided by the City of Federal Way Police Department should increased development occur.
Fire/Emergency/ Medical:	These services are provided by South King Fire and Rescue. Development in this area will increase demand for Fire Protection Services. South King Fire and Rescue's strategic plans address this need, and increased revenue from property taxes is expected to fund these services.
Schools:	These parcels are located within the boundaries of the Federal Way School District, who had no comment since this is a non-project action.

Topography

The site has a gentle upward slope from north to south.

Critical Areas

There are two wetlands on this site. Regardless of the zoning, any future development in the vicinity of the wetlands will require critical area studies to be approved by the city. These studies must include a wetland classification and buffer determination under the city's current wetland rating system.

Drainage

These parcels are located within the Hylebos Creek Basin and Conservation Flow Control Area. The City does not have a storm water system in the area, only roadside ditches that drain into low areas. Any water-related impacts associated with future development must be mitigated in compliance with the city-adopted *2016 King County Surface Water Manual* (KCSWM) and the City of Federal Way Addendum to the manual.

Access

As shown on *Exhibits Q* and *R,* access to these parcels is provided from South 376th Street.

Potential Traffic Impacts

This is a non-project action associated with changing the comprehensive plan designation and zoning from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single family (RS 7.2, one unit per 7,200 square feet). This non-project action by itself does not affect traffic. However, at the time that applications for development permits are submitted, the Traffic Division will conduct a Transportation 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). 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.

If the requested comprehensive plan amendment to Single Family High Density Residential and Single family (RS 7.2, one unit per 7,200 square feet) was granted, South 376th Street, currently a rural road would have to be improved to urban standards.

Public Comments Received

During the July 18, 2017, City Council public hearing, the following public testimony was given in opposition to the request:

- There were concerns about increased traffic on South 376th Street associated with increased density;
- Maps in Chapter 3 "Transportation" of the Comprehensive Plan already show South 376th Street being connected;
- The extension of South 376th Street through the Regency Woods subdivision would connect Pacific Highway South and SR 161 increasing traffic through residential neighborhoods;
- Milton Road has a dangerous curve.
- There is a private park/tot lot where the connection would occur;
- There were concerns about traffic safety in the Wild Waves area;
- There are approximately 55 parcels with 19 different owners, however, not all of the parcels were included;
- There were concerns about the adequacy of utilities if the area developed with higher density;
- Neighborhood Business Zoning is not appropriate for this area;
- The series of lots located along the western edge of Regency Woods, Division 2 are intended to serve as a buffer from the road to the west and noise;
- There is a large wetland to the west of Regency Woods, Division 2;
- The large depression east of Milton Road South collects runoff;
- There was concern about the removal of trees, which purify the air and muffle noise;
- If a rezone was approved, it should allow no less than 15,000 square feet per house with buffer zones provided for all adjoining property owners as well as environmental impact studies to all property owners within a five mile radius of the rezoned areas.

One person testified in favor of the request stating that the applicants did not protest as properties around them were developed and she feels that there will be a demand for more high density neighborhoods as more people move to Federal Way, especially with light rail being extended to the City in the future.

After the July 18, 2017 public hearing, a letter was received in opposition to the requested comprehensive plan amendment and rezone. Reasons included inconsistency with the goals of the Comprehensive Plan to retain larger urban lots on or near critical areas, in areas lacking urban level services and infrastructure, and to retain unique area-wide circumstances. They mentioned Spring Valley as one of these areas. They also stated that the "checkerboard" of high density and low density parcels doesn't make sense.

One e-mail comment and one letter were received, during the 14-day SEPA comment period *(Exhibits U* and *V)*.

9. Site-Specific Request #9 – Dararak

Reason for the Request

The applicant is requesting a comprehensive plan amendment and rezone from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and (RS 7.2, one unit per 7,200 square feet) in order to encourage development.

Summary

File Number:	16-105022-UP
Parcel No.:	322104-9064
Applicant:	Visnou Dararak
Address:	1423 South 372nd Street
Location:	South of Milton Road South/South 372nd Street *(Exhibit S)*
Size:	2.4 acres
Existing Land Use:	Single family dwelling
Existing Comprehensive Plan:	Single Family Medium Density Residential
Existing Zoning:	Single Family (RS 35.0, one unit per 35,000 square feet)
Requested Comprehensive Plan:	Single Family High Density Residential
Requested Zoning:	Single Family (RS 7.2, one unit per 7,200 square feet)

Surrounding Zoning and Land Use *(Exhibit T – Aerial Map)*

	Zoning	Existing Land Use
North	RS 35.0 (one unit per 35,000 square feet)	Milton Road South/South 372nd Street and Single family dwelling
South	RS 35.0 (one unit per 35,000 square feet)	Single family dwelling
East	RS 35.0 (one unit per 35,000 square feet)	Single family dwelling
West	RS 35.0 (one unit per 35,000 square feet)	Single family dwelling

Availability of Utilities

Sanitary Sewer: The parcels are presently on septic. Lakehaven Water and Sewer District provides sewer service in this area. The nearest existing sewer system facilities intended to ultimately serve this area are approximately 1,100 feet southeast of parcel 322104-9050 (eastern parcel of Site-specific Request #8). Sewer service connections would only be available if sewer system facilities were extended to this area. Regardless of the outcome of the land use actions, future development of the parcels will require Lakehaven Certificates of Availability, Developer Extension Agreement(s), and water service connections.

Public Water: Lakehaven Water and Sewer District provides service in this area. There are existing water system facilities adjacent to the northern portion of the parcel along Milton Road South. Regardless of the outcome of the land use actions, future development of the parcels will require Lakehaven Certificates of Availability, Developer Extension Agreement(s), and water service connections.

Solid Waste: Solid waste is provided by Waste Management

Availability of Public Services

Police: Police protection is provided by and will continue to be provided by the City of Federal Way Police Department should increased development occur.

Fire/Emergency/ Medical: These services are provided by South King Fire and Rescue. Development in this area will increase demand for Fire Protection Services. South King Fire and Rescue's strategic plans address this need, and increased revenue from property taxes is expected to fund these services.

Schools: These parcels are located within the boundaries of the Federal Way School District, who had no comment since this is a non-project action.

Topography

The site is fairly level.

Critical Areas

There are no critical areas on these parcels.

Drainage

These parcels are located within the Hylebos Creek Basin and Conservation Flow Control Area. The City does not have a storm water system in the area, only roadside ditches that drain into low areas. Any water-related impacts associated with future development must be mitigated in compliance with the city-adopted *2016 King County Surface Water Manual* (KCSWM) and the City of Federal Way Addendum to the manual.

Access

As shown on *Exhibits S* and T, access to these parcels is provided via Milton Road South/ South 372nd Street.

Potential Traffic Impacts

This is a non-project action associated with changing the comprehensive plan designation and zoning from Single Family Medium Density Residential and Single Family (RS 35.0, one

unit per 35,000 square feet) to Single Family High Density Residential and Single family (RS 7.2, one unit per 7,200 square feet). This non-project action by itself does not affect traffic. However, at the time that applications for development permits are submitted, the Traffic Division will conduct a Transportation 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). 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.

If the requested comprehensive plan amendment to Single Family High Density Residential and Single family (RS 7.2, one unit per 7,200 square feet) was granted, Milton Road South, currently a rural road would have to be improved to urban standards. The easterly curve of Milton Road South in the 37200 block does not meet current standards. It would either have to be realigned or a roundabout constructed.

Public Comments Received

During the July 18, 2017, City Council public hearing, the following public testimony was given in opposition to the request:

- There were concerns about increased traffic on South 376th Street associated with increased density;
- Maps in Chapter 3 "Transportation" of the Comprehensive Plan already show South 376th Street being connected;
- The extension of South 376th Street through the Regency Woods subdivision would connect Pacific Highway South and SR 161 increasing traffic through residential neighborhoods;
- Milton Road has a dangerous curve.
- There is a private park/tot lot where the connection would occur;
- There were concerns about traffic safety in the Wild Waves area;
- There are approximately 55 parcels with 19 different owners, however, not all of the parcels were included;
- There were concerns about the adequacy of utilities if the area developed with higher density;
- Neighborhood Business Zoning is not appropriate for this area;
- The series of lots located along the western edge of Regency Woods, Division 2 are intended to serve as a buffer from the road to the west and noise;
- There is a large wetland to the west of Regency Woods, Division 2;
- The large depression east of Milton Road South collects runoff;
- There was concern about the removal of trees, which purify the air and muffle noise;
- If a rezone was approved, it should allow no less than 15,000 square feet per house with buffer zones provided for all adjoining property owners as well as environmental impact studies to all property owners within a five mile radius of the rezoned areas.

One person testified in favor of the request stating that the applicants did not protest as properties around them were developed and she feels that there will be a demand for more high density neighborhoods as more people move to Federal Way, especially with light rail being extended to the City in the future.

After the July 18, 2017 public hearing, a letter was received in opposition to the requested comprehensive plan amendment and rezone. Reasons included inconsistency with the goals of the Comprehensive Plan to retain larger urban lots on or near critical areas, in areas lacking urban level services and infrastructure, and to retain unique area-wide circumstances. They mentioned Spring Valley as one of these areas. They also stated that the "checkerboard" of high density and low density parcels doesn't make sense.

One e-mail comment and one letter were received, during the 14-day SEPA comment period *(Exhibits U* and *V)*.

VI. COMPLIANCE WITH FWRC 19.80.140 AND 19.80.150

1. *FWRC 19.80.140, Factors to be considered in a Comprehensive Plan Amendment* – The city may consider, but is not limited to, the following factors when considering a proposed amendment to the comprehensive plan.

   (1) The effect upon the physical environment.

Request	Response
Request #1- Puget Sound Property	There should be no adverse impact on the physical environment related to development of this site, regardless of zoning as the City has adopted codes in place to protect the environment. The site is located within a five-year capture zone. At the time of development, the applicant will be required to submit a Hazardous Materials Inventory Statement that discloses the approximate quantities of hazardous materials that will be stored, handled, treated, used, produced, recycled, or disposed of in connection with the proposed activity. There is a small unrated wetland on the southern portion of the site. Any future development in the vicinity of the wetland will require a critical area study to be approved by the city. This must include a wetland classification and buffer determination under the city's current wetland rating system. The site is located within the Lower Puget Sound Basin and in an identified flood control problem area. Any future development must design their storm water detention system to Flood Problem Flow Control. Any water-related or erosion-related impacts associated with future development must be mitigated in compliance with the city-adopted 2016 King County Surface Water Manual (KCSWM) and the City of Federal Way Addendum to the manual. 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.
Request #2- Campbell	There should be no adverse impact on the physical environment related to development of this site, regardless of zoning as the City has adopted codes in place to protect the environment. The parcel is not located within a capture zone. A Class II wetland and several streams (West branch of Hylebos Creek) are located to the north and west of this parcel. Based on the City's Critical Areas Map, it appears

Request	Response
	that a portion of the wetland buffer is located on the northwestern portion of the parcel. Any future development on the subject property will require a critical area study to be approved by the city. This must include a wetland classification and buffer determination under the city's current wetland rating system. The site is located within the Lower Puget Sound Basin and in a Conservation Flow Control Area. Any water-related or erosion-related impacts associated with future development must be mitigated in compliance with the city-adopted 2016 King County Surface Water Manual (KCSWM) and the City of Federal Way Addendum to the manual. 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.
Request #3- Dematteis/Gabrielson Property	There should be no adverse impact on the physical environment related to development of this site, regardless of zoning as the City has adopted codes in place to protect the environment. A small portion of the site in the southwestern corner site is located within a ten-year capture zone. At the time of development, the applicant will be required to submit a Hazardous Materials Inventory Statement that discloses the approximate quantities of hazardous materials that will be stored, handled, treated, used, produced, recycled, or disposed of in connection with the proposed activity. The site is located within the Lower Puget Sound Basin and in a Conservation Flow Control Area. Any water-related or erosion-related impacts associated with future development must be mitigated in compliance with the city-adopted 2016 King County Surface Water Manual (KCSWM) and the City of Federal Way Addendum to the manual. 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.
Request #4 – Johnson	There should be no adverse impact on the physical environment related to development of this site, regardless of zoning as the City has adopted codes in place to protect the environment. The parcel is not located within a capture zone. There are no wetlands on-site. The site is located within the Hylebos Creek Basin and Conservation Flow Control Area. Any water-related or erosion-related impacts associated with future development must be mitigated in compliance with the city-adopted 2016 King County Surface Water Manual (KCSWM) and the City of Federal Way Addendum to the manual. 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.
Request #5 –Neether	There should be no adverse impact on the physical environment related to development of this site, regardless of zoning as the City has adopted codes in place to protect the environment. The parcel is not located within a capture zone. There is a wetland to the south on Site-specific Request #8, Ellingson. Any future development within

Request	Response
	225 feet of the wetland will require a critical area study to be approved by the city. This must include a wetland classification and buffer determination under the city's current wetland rating system. The site is located within the Hylebos Creek Basin and Conservation Flow Control Area. Any water-related or erosion-related impacts associated with future development must be mitigated in compliance with the city-adopted 2016 King County Surface Water Manual (KCSWM) and the City of Federal Way Addendum to the manual. 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.
Request #6 –Otteson	There should be no adverse impact on the physical environment related to development of this site, regardless of zoning as the City has adopted codes in place to protect the environment. The parcel is not located within a capture zone. There are no wetlands on-site. The site is located within the Hylebos Creek Basin and Conservation Flow Control Area. Any water-related or erosion-related impacts associated with future development must be mitigated in compliance with the city-adopted 2016 King County Surface Water Manual (KCSWM) and the City of Federal Way Addendum to the manual. 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.
Request #7 –Beard	There should be no adverse impact on the physical environment related to development of this site, regardless of zoning as the City has adopted codes in place to protect the environment. The parcel is not located within a capture zone. There are no wetlands on-site. The site is located within the Hylebos Creek Basin and Conservation Flow Control Area. Any water-related or erosion-related impacts associated with future development must be mitigated in compliance with the city-adopted 2016 King County Surface Water Manual (KCSWM) and the City of Federal Way Addendum to the manual. 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.
Request #8 –Ellingson	There should be no adverse impact on the physical environment related to development of this site, regardless of zoning as the City has adopted codes in place to protect the environment. The parcel is not located within a capture zone. There are two wetlands on-site. Any future development within 225 feet of the wetland will require a critical area study to be approved by the city. This must include a wetland classification and buffer determination under the city's current wetland rating system. The site is located within the Hylebos Creek Basin and Conservation Flow Control Area. Any water-related or erosion-related impacts associated with future development must be mitigated in compliance with the city-adopted 2016 King County Surface Water Manual (KCSWM) and the City of Federal Way

Request	Response
	Addendum to the manual. 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.
Request #9 – Dararak	There should be no adverse impact on the physical environment related to development of this site, regardless of zoning as the City has adopted codes in place to protect the environment. The parcel is not located within a capture zone. There are no wetlands on-site. The site is located within the Hylebos Creek Basin and Conservation Flow Control Area. Any water-related or erosion-related impacts associated with future development must be mitigated in compliance with the city-adopted 2016 King County Surface Water Manual (KCSWM) and the City of Federal Way Addendum to the manual. 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.

(2) The effect on open space, streams, and lakes.

Staff Response – Please refer to responses under Section VI. 1 (1) above.

(3) The compatibility with and impact on adjacent land uses and surrounding neighborhoods.

Request	Response
Request #1- Puget Sound Property	Much of the area surrounding the site is developed. Re-designating the requested parcels to Single Family High-Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) would be consistent with the existing designations to the north and east. Therefore, single family residences on the subject site would be compatible with adjacent land uses and surrounding neighborhoods and would not have a negative impact on them.
Request #2 - Campbell	Property to the east has a comprehensive plan designation of Single Family Medium Density Residential and is zoned Single Family (RS 35.0, one unit per 35,000 square feet). Re-designating the requested parcel to Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) would be consistent with the existing designation to the east.
Request #3 - Dematteis/Gabrielson Property	There is lower density single family (RS 7.2, one unit per 7,200 square feet) zone to the south, there is multi-family-zoned land to the northwest (RM 3600, one unit per 3,600 square feet), to the northeast (RM 1800, one unit per 1,800 square feet), and to the east (RM 2400, one unit per 2,400 square feet) and there is single family (RS 5.0, one unit per 5,000 square feet) zoned land to the southeast across 21st Avenue SW. The Single family RS 5.0 zoning designation is an intermediate designation between the single family RS 7.2 zoning and multi-family (RM) designations and should be compatible with adjacent land uses and surrounding neighborhoods.

Request	Response
Request #4 – Johnson	There are 26 parcels, totaling approximately 55.52 acres, with 18 different property owners designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) in this area. Six (Requests #4-9) of the 18 property owners representing 27.58 acres, approximately one-half of the total 55.52 acres, have applied for a change in comprehensive plan and zoning. If the requested changes in designation were granted, it would result in smaller lot sizes for 13 parcels, which would be incompatible with the remaining 13 parcels that range in size from 0.3 to 10.12 acres.
Request #5 –Neether	There are 26 parcels, totaling approximately 55.52 acres, with 18 different property owners designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) in this area. Six (Requests #4-9) of the 18 property owners representing 27.58 acres, approximately one-half of the total 55.52 acres, have applied for a change in comprehensive plan and zoning. If the requested changes in designation were granted, it would result in smaller lot sizes for 13 parcels, which would be incompatible with the remaining 13 parcels that range in size from 0.3 to 10.12 acres.
Request #6 –Otteson	There are 26 parcels, totaling approximately 55.52 acres, with 18 different property owners designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) in this area. Six (Requests #4-9) of the 18 property owners representing 27.58 acres, approximately one-half of the total 55.52 acres, have applied for a change in comprehensive plan and zoning. If the requested changes in designation were granted, it would result in smaller lot sizes for 13 parcels, which would be incompatible with the remaining 13 parcels that range in size from 0.3 to 10.12 acres.
Request #7 –Beard	There are 26 parcels, totaling approximately 55.52 acres, with 18 different property owners designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) in this area. Six (Requests #4-9) of the 18 property owners representing 27.58 acres, approximately one-half of the total 55.52 acres, have applied for a change in comprehensive plan and zoning. If the requested changes in designation were granted, it would result in smaller lot sizes for 13 parcels, which would be incompatible with the remaining 13 parcels that range in size from 0.3 to 10.12 acres.
Request #8 –Ellingson	There are 26 parcels, totaling approximately 55.52 acres, with 18 different property owners designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) in this area. Six (Requests #4-9) of the 18 property owners representing 27.58 acres, approximately one-half of the total 55.52 acres, have applied for a change in comprehensive plan and zoning. If the requested changes in designation were granted, it would result in smaller lot sizes for 13 parcels, which would be incompatible with the remaining 13 parcels that range in size from 0.3 to 10.12 acres.
Request #9 – Dararak	There are 26 parcels, totaling approximately 55.52 acres, with 18 different property owners designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) in this area. Six (Requests #4-9) of the 18 property owners

Request	Response
	representing 27.58 acres, approximately one-half of the total 55.52 acres, have applied for a change in comprehensive plan and zoning. If the requested changes in designation were granted, it would result in smaller lot sizes for 13 parcels, which would be incompatible with the remaining 13 parcels that range in size from 0.3 to 10.12 acres.

(4) The adequacy of and impact on community facilities including utilities, roads, public transportation, parks, recreation, and schools.

Request	Response
Request #1- Puget Sound Property	All public utilities are available to the site. Public roads border the site on the west (1st Avenue South) and south (South 312th Street), and transit service is available along South 312th Street. There are a wide variety of recreational opportunities in the City. 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. The two closest parks are Mirror Lake Park, a 3.04 acre park with a play structure, hiking/walking trail and picnic tables to the southeast and French Lake Park, a 10 acre park with an off-leash area, horseshoe pit, and picnic tables to the south. In addition, City codes require provision of on-site open space or a fee-in-lieu of open space when land is subdivided for single family uses. If the site is developed with single family homes in the future, impacts on schools should be mitigated by the payment of a school impact fee. The 2017 school impact fee is $3,198 per dwelling unit.
Request #2 - Campbell	All public utilities are available or can be made available to the site. Public roads border the site on the north (south 373rd Street) and south (South 376th Street). Transit service does not serve the site. There are a wide variety of recreational opportunities in the City (Refer to response under Request #1 above). There are no developed parks in close proximity, however Hylebos Basin Open Space, a 47.6 acre wooded area is located to the northwest and Spring Valley Open Space, a 45.4 acre wooded area is located to the northeast adjacent to Todd Beamer High School. City codes require provision of on-site open space or a fee-in-lieu of open space when land is subdivided for single family uses. If the site is developed with single family homes in the future, impacts on schools should be mitigated by the payment of a school impact fee. The 2017 school impact fee is $3,198 per dwelling unit.
Request #3 - Dematteis/Gabrielson Property	All public utilities are available to the site. Public roads border the site on the north (Southwest 320th Street) and east (21st Avenue SW). Transit service is available along Southwest 320th Street. There are a wide variety of recreational opportunities in the City (Refer to response under Request #1 above). There are no developed parks in close proximity, however Lockhaven Open Space, a 14.4 acre wooded

Request	Response
	ravine is located to the northwest. City codes require provision of on-site open space or a fee-in-lieu of open space when land is subdivided for single family uses. If the site is developed as townhouses, on-site open space in the amount of 400 square feet per unit must be provided. If the site is developed with single family homes or townhouses in the future, impacts on schools should be mitigated by the payment of school impact fees. The 2017 school impact fee is $3,198 per single family dwelling unit and $8,386 per townhouse, which is treated as multi-family.
Request #4 – Johnson	All public utilities, except sewer and storm water facilities, are available to this parcel. It is presently on septic, and the nearest existing sewer system facilities intended to ultimately serve this area are approximately 1,100 feet southeast of parcel 322104-9050 (eastern parcel of Site-specific Request #8). Access is from Milton Road South/ South 372nd Street to the south. If the requested comprehensive plan amendment and rezone from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single family (RS 7.2, one unit per 7,200 square feet was granted, Milton Road South, currently a rural road would have to be improved to urban standards. The easterly curve of Milton Road South in the 37200 block does not meet current standards. It would either have to be realigned or a roundabout constructed. There are a wide variety of recreational opportunities in the City (Refer to response under Request #1 above); however, there are no existing recreational facilities east of I-5. City codes require provision of on-site open space or a fee-in-lieu of open space when land is subdivided for single family uses. If the parcels are developed with single family homes in the future, impacts on schools should be mitigated by the payment of a school impact fee. The 2017 school impact fee is $3,198 per dwelling unit.
Request #5 –Neether	All public utilities, except sewer and storm water facilities, are available to these parcels. The parcels are presently on septic, and the nearest existing sewer system facilities intended to ultimately serve this area are approximately 1,100 feet southeast of parcel 322104-9050 (eastern parcel of Site-specific Request #8). Access is from Milton Road South to the east. If the requested comprehensive plan amendment and rezone from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single family (RS 5.0, one unit per 5,000 square feet) were granted, Milton Road South, currently a rural road would have to be improved to urban standards. There are a wide variety of recreational opportunities in the City (Refer to response under Request #1 above); however, there are no existing recreational facilities east of I-5. City codes require provision of on-site open space or a fee-in-lieu of open space when land is subdivided for single family uses. If the parcels are developed with single family homes in the future, impacts on schools should be mitigated by the payment of a school impact fee. The 2017 school impact fee is $3,198 per dwelling unit.
Request #6 –Otteson	All public utilities, except sewer and storm water facilities, are

Request	Response
	available to these parcels. The parcels are presently on septic, and the nearest existing sewer system facilities intended to ultimately serve this area are approximately 1,100 feet southeast of parcel 322104-9050(eastern parcel of Site-specific Request #8). The parcels are accessed by Milton Road South/ South 372nd Street to the south. If the requested comprehensive plan amendment and rezone from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single family (RS 7.2, one unit per 7,200 square feet) was granted, Milton Road, currently a rural road would have to be improved to urban standards. The easterly curve of Milton Road South in the 37200 block does not meet current standards. It would either have to be realigned or a roundabout constructed. There are a wide variety of recreational opportunities in the City (Refer to response under Request #1 above); however, there are no existing recreational facilities east of I-5. City codes require provision of on-site open space or a fee-in-lieu of open space when land is subdivided for single family uses. If the parcels are developed with single family homes in the future, impacts on schools should be mitigated by the payment of a school impact fee. The 2017 school impact fee is $3,198 per dwelling unit.
Request #7 –Beard	All public utilities, except sewer and storm water facilities, are available to these parcels. The parcels are presently on septic, and the nearest existing sewer system facilities intended to ultimately serve this area are approximately 1,100 feet southeast of parcel 322104-9050 (eastern parcel of Site-specific Request #8). Access is from Milton Road South/ South 372nd Street, to the north. If the requested comprehensive plan amendment and rezone from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single family (RS 7.2, one unit per 7,200 square feet) was granted, Milton Road South, currently a rural road would have to be improved to urban standards. There are a wide variety of recreational opportunities in the City (Refer to response under Request #1 above); however, there are no existing recreational facilities east of I-5. City codes require provision of on-site open space or a fee-in-lieu of open space when land is subdivided for single family uses. If the parcels are developed with single family homes in the future, impacts on schools should be mitigated by the payment of a school impact fee. The 2017 school impact fee is $3,198 per dwelling unit.
Request #8 –Ellingson	All public utilities, except sewer and storm water facilities, are available to these parcels. The parcels are presently on septic, and the nearest existing sewer system facilities intended to ultimately serve this area are approximately 1,100 feet southeast of the eastern parcel of this request. Access is from South 376th Street, to the south. If the requested comprehensive plan amendments and rezones from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single family (RS 5.0, one unit per 5,000 square feet) was granted, South 376th Street, currently a rural road, would have to be improved to urban standards. There are a wide variety of recreational opportunities in the City (Refer to response under Request #1 above);

Request	Response
	however, there are no existing recreational facilities east of I-5. City codes require provision of on-site open space or a fee-in-lieu of open space when land is subdivided for single family uses. If the parcels are developed with single family homes in the future, impacts on schools should be mitigated by the payment of a school impact fee. The 2017 school impact fee is $3,198 per dwelling unit.
Request #9 – Dararak	All public utilities, except sewer and storm water facilities, are available to this parcel. The parcel is presently on septic, and the nearest existing sewer system facilities intended to ultimately serve this area are approximately 1,100 feet southeast of parcel 322104-9050 (eastern parcel of Site-specific Request #8). Access is from Milton Road South/ South 372nd Street, to the north. If the requested comprehensive plan amendment and rezone from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single family (RS 7.2, one unit per 7,200 square feet) was granted, Milton Road South, currently a rural road would have to be improved to urban standards. The easterly curve of Milton Road South in the 37200 block does not meet current standards. It would either have to be realigned or a roundabout constructed. There are a wide variety of recreational opportunities in the City (Refer to response under Request #1 above); however, there are no existing recreational facilities east of I-5. City codes require provision of on-site open space or a fee-in-lieu of open space when land is subdivided for single family uses. If the parcels are developed with single family homes in the future, impacts on schools should be mitigated by the payment of a school impact fee. The 2017 school impact fee is $3,198 per dwelling unit.

(5) The benefit to the neighborhood, city, and region.

Request	Response
Request #1- Puget Sound Property	Changing the comprehensive plan designation and zoning of these parcels from Neighborhood Business (BN) to Single Family High-Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) would preclude any non-residential development on these parcels and would protect the existing residential single-family neighborhood from incompatible uses locating adjacent to them. Therefore, changing the designation to single-family residential would benefit the neighborhood. According to an August 23, 2017 article in the Seattle Times, for the first time ever, the median King County home price has grown more than $100,000 in just a year. The new median price is $658,000 or $103,000 more than last July, according to monthly data released by the Northwest Multiple Listing Service. In southwest King County, the median price for a single family house is now $385,250 up 11.7 percent from one year ago. Overall, prices across the Puget Sound region continue to rise faster than anywhere in the country. A major reason for increasing prices is the lack of supply of housing; therefore, providing more opportunities for single family housing would also benefit the City and region.

Request	Response
Request #2 - Campbell	There is no direct benefit to the neighborhood. However, changing the designation from Single Family Low Density Residential and Suburban Estates (SE, one unit per five acres) to Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) would allow subdivision of the parcel creating additional single family home sites, which would benefit the City and region as discussed Request #1 above.
Request #3 - Dematteis/Gabrielson Property	Changing the designation from Professional Office (PO) to Single Family High Density and Single Family (RS 5.0, one unit per 5,000 square feet) would preclude any non-residential development on these parcels and would protect the existing residential single-family neighborhood from incompatible uses locating adjacent to them. Therefore, changing the designation to single-family residential would benefit the neighborhood. Refer to response under Request #1 above regarding the benefit to the City and region.
Request #4 – Johnson	There are 26 parcels, totaling approximately 55.52 acres, with 18 different property owners designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) in this area. Six (Requests #4-9) of the 18 property owners representing 27.58 acres, approximately one-half of the total 55.52 acres, have applied for a change in comprehensive plan and zoning to higher single family density. If the requested changes in designation were granted, it would result in smaller lot sizes for 13 parcels, which would be incompatible with the remaining 13 that range in size from 0.3 to 10.12 acres. Therefore, granting this request would not be beneficial to the neighborhood unless all parcels designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) were granted a rezone to higher density. On the other hand, providing more single family housing would benefit the City and region as stated above under Request #1 above.
Request #5 –Neether	There are 26 parcels, totaling approximately 55.52 acres, with 18 different property owners designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) in this area. Six (Requests #4-9) of the 18 property owners representing 27.58 acres, approximately one-half of the total 55.52 acres, have applied for a change in comprehensive plan and zoning to higher single family density. If the requested changes in designation were granted, it would result in smaller lot sizes for 13 parcels, which would be incompatible with the remaining 13 that range in size from 0.3 to 10.12 acres. Therefore, granting this request would not be beneficial to the neighborhood unless all parcels designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) were granted a rezone to higher density. On the other hand, providing more single family housing would benefit the City and region as stated above under Request #1 above.
Request #6 –Otteson	There are 26 parcels, totaling approximately 55.52 acres, with 18 different property owners designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) in this area. Six (Requests #4-9) of the 18 property owners representing 27.58 acres, approximately one-half of the total 55.52

Request	Response
	acres, have applied for a change in comprehensive plan and zoning to higher single family density. If the requested changes in designation were granted, it would result in smaller lot sizes for 13 parcels, which would be incompatible with the remaining 13 that range in size from 0.3 to 10.12 acres. Therefore, granting this request would not be beneficial to the neighborhood unless all parcels designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) were granted a rezone to higher density. On the other hand, providing more single family housing would benefit the City and region as stated above under Request #1 above.
Request #7 –Beard	There are 26 parcels, totaling approximately 55.52 acres, with 18 different property owners designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) in this area. Six (Requests #4-9) of the 18 property owners representing 27.58 acres, approximately one-half of the total 55.52 acres, have applied for a change in comprehensive plan and zoning to higher single family density. If the requested changes in designation were granted, it would result in smaller lot sizes for 13 parcels, which would be incompatible with the remaining 13 that range in size from 0.3 to 10.12 acres. Therefore, granting this request would not be beneficial to the neighborhood unless all parcels designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) were granted a rezone to higher density. On the other hand, providing more single family housing would benefit the City and region as stated above under Request #1 above.
Request #8 –Ellingson	There are 26 parcels, totaling approximately 55.52 acres, with 18 different property owners designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) in this area. Six (Requests #4-9) of the 18 property owners representing 27.58 acres, approximately one-half of the total 55.52 acres, have applied for a change in comprehensive plan and zoning to higher single family density. If the requested changes in designation were granted, it would result in smaller lot sizes for 13 parcels, which would be incompatible with the remaining 13 that range in size from 0.3 to 10.12 acres. Therefore, granting this request would not be beneficial to the neighborhood unless all parcels designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) were granted a rezone to higher density. On the other hand, providing more single family housing would benefit the City and region as stated above under Request #1 above.
Request #9 – Dararak	There are 26 parcels, totaling approximately 55.52 acres, with 18 different property owners designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) in this area. Six (Requests #4-9) of the 18 property owners representing 27.58 acres, approximately one-half of the total 55.52 acres, have applied for a change in comprehensive plan and zoning to higher single family density. If the requested changes in designation were granted, it would result in smaller lot sizes for 13 parcels, which would be incompatible with the remaining 13 that range in size from 0.3 to 10.12 acres. Therefore, granting this request would not be

Request	Response
	beneficial to the neighborhood unless all parcels designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) were granted a rezone to higher density. On the other hand, providing more single family housing would benefit the City and region as stated above under Request #1 above.

(6) The quantity and location of land planned for the proposed land use type and density and the demand for such land.

Request	Response
Request #1- Puget Sound Property	Approval of this request would result in additional single family units. Federal Way has a housing target of 8,100 new residential units over a 25 year period (2006-2031). At the time that the last capacity analysis was completed (December 2012), the City had capacity for 8,443 new residential units made up of 2,412 detached single family homes and 6,030 multi-family units. The capacity for 4,880 of those 6,031 multi-family units was located in mixed-use development zones, and 1,151 units were located in multi-family zones. Based on this data, there appears to be a need for additional capacity for single family homes.
Request #2 - Campbell	Refer to the response under Request #1 above.
Request #3 - Dematteis/Gabrielson Property	Refer to the response under Request #1 above.
Request #4 – Johnson,	Refer to the response under Request #1 above.
Request #5 –Neether	Refer to the response under Request #1 above.
Request #6 –Otteson	Refer to the response under Request #1 above.
Request #7 –Beard	Refer to the response under Request #1 above.
Request #8 –Ellingson	Refer to the response under Request #1 above.
Request #9 – Dararak	Refer to the response under Request #1 above.

(7) The current and projected population density in the area.

Request	Response
Request #1- Puget Sound Property	Subdivision to the north (Parkwood Campus) and northwest (Lakota Crest) are zoned Single Family (RS 7.2, one unit per 7,200 square feet). Lot sizes in these subdivisions average 7,200 square feet, which equates to approximately four units per acre. Parcels to the east, although also zoned RS 7.2, have lot sizes of one acre and densities of one unit per acre. Greystone Meadows to the south is zoned Multi-family (RM 2400, one unit per 2,400 square feet), which equates to approximately 18 units per acre. If the Puget Center Property was rezoned to Single Family (RS 7.2, one unit per 7,200 square feet), this

Request	Response
	would result in a density of approximately four units per acre. However, there is a small unrated wetland on the southern portion of the site which could affect the density and number of units that could be achieved under Single Family (RS 7.2, one unit per 7,200 square feet) zoning.
Request #2 - Campbell	There are 11 single family dwellings on 45.46 acres in this vicinity which equates to approximately 0.15 units per acre. If the requested Single Family (RS 35.0, one unit per 35,000 square feet) zoning was granted, this would result in a density of approximately 0.8 units per acre. However the ultimate density and number of units depend on the width of the wetland buffer on the northwestern portion of this parcel.
Request #3 - Dematteis/Gabrielson Property	The subdivision to the south is zoned Single Family (RS 7.2, one unit per 7,200 square feet), which is approximately four units per acre. However, based on the lot sizes, the density appears to be closer to 3.5 units per acre. There are multi-family developments to the northwest, northeast and east with densities ranging from 12 to 24 units per acre. Under Single Family (RS 5.0, one unit per 5,000 square feet) zoning, each lot must be 5,000 square feet; therefore densities would exceed those of the subdivision to the south, but would be less than the densities of the surrounding multi-family development. If developed as single family, these parcels could achieve approximately five units per acre, however, if townhouses were to be built, it is difficult to estimate densities without designing the development since on-site open space must be provided.
Request #4 – Johnson	There are 22 single family units on approximately 55.52 acres designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet), which results in a density of approximately 0.4 units per acre. If a request for a change in comprehensive plan and zoning designation to Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) was granted, this would result in a density of approximately four units per acre.
Request #5 –Neether	There are 22 single family units on approximately 55.52 acres designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet), which results in a density of approximately 0.4 units per acre. If a request for a change in comprehensive plan and zoning designation Single Family High Density Residential and Single Family (RS 5.0, one unit per 5,000 square feet) was granted, this would result in a density of approximately five units per acre. It is unknown how the off-site wetland to the south may affect achieved densities.
Request #6 –Otteson	There are 22 single family units on approximately 55.52 acres designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet), which results in a density of approximately 0.4 units per acre. If a request for a change in comprehensive plan and zoning designation to Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) was granted, this would result in a density of approximately four units per acre.

Request	Response
Request #7 –Beard	There are 22 single family units on approximately 55.52 acres designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet), which results in a density of approximately 0.4 units per acre. If a request for a change in comprehensive plan and zoning designation to Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) was granted, this would result in a density of approximately four units per acre.
Request #8 –Ellingson	There are 22 single family units on approximately 55.52 acres designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet), which results in a density of approximately 0.4 units per acre. If a request for a change in comprehensive plan and zoning designation to Single Family High Density Residential and Single Family (RS 5.0, one unit per 5,000 square feet) was granted, this would result in a density of approximately five units per acre. Due to the presence of wetlands, it is not possible to estimate what density would be achieved if the parcels were built out under Single Family (RS 5.0, one unit per 5,000 square feet) zoning.
Request #9 – Dararak	There are 22 single family units on approximately 55.52 acres designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet),which results in a density of approximately 0.4 units per acre. If a request for a change in comprehensive plan and zoning designation to Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) was granted, this would result in a density of approximately four units per acre.

(8) *The effect upon other aspects of the comprehensive plan.*

Staff Response – Granting any of the site-specific requests should not affect other aspects of the comprehensive plan.

2. *FWRC 19.80.150, Criteria for Amending the Comprehensive Plan* – The city may amend the comprehensive plan only if it finds that:

(1) *The proposed amendment bears a substantial relationship to public health, safety, or welfare;*

Request	Response
Request #1- Puget Sound Property	Changing the designation from Neighborhood Business (BN) to Single Family High-Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet) does not bear a substantial relationship to public health, safety, or welfare; however, it gives predictability to the future development of the lots related to bulk and dimensional standards.
Request #2 - Campbell	Changing the designation from Single Family Low Density Residential and Suburban Estates (SE, one unit per five acres) to

Request	Response
	Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) does not bear a substantial relationship to public health, safety, or welfare. However, although it increases density, it still provides relatively large residential lots.
Request #3 - Dematteis/Gabrielson Property	Changing the designation from Professional Office (PO) to Single Family High Density and Single Family (RS 5.0, one unit per 5,000 square feet) does not bear a substantial relationship to public health, or safety. However, smaller lots may result in more affordable housing, which bears a substantial relationship to the welfare of that segment of the population that may be struggling to find affordable housing.
Request #4 – Johnson	Changing the designation from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single family (RS 7.2, one unit per 7,200 square feet) does not bear a substantial relationship to public health, or safety. However, smaller lots may result in more affordable housing, which bears a substantial relationship to the welfare of that segment of the population that may be struggling to find affordable housing.
Request #5 –Neether	Changing the designation from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single family (RS 5.0, one unit per 5,000 square feet) does not bear a substantial relationship to public health, or safety. However, smaller lots may result in more affordable housing, which bears a substantial relationship to the welfare of that segment of the population that may be struggling to find affordable housing.
Request #6 –Otteson	Changing the designation from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single family (RS 7.2, one unit per 7,200 square feet) does not bear a substantial relationship to public health, or safety. However, smaller lots may result in more affordable housing, which bears a substantial relationship to the welfare of that segment of the population that may be struggling to find affordable housing.
Request #7 –Beard	Changing the designation from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single family (RS 7.2, one unit per 7,200 square feet) does not bear a substantial relationship to public health, or safety. However, smaller lots may result in more affordable housing, which bears a substantial relationship to the welfare of that segment of the population that may be struggling to find affordable housing.
Request #8 –Ellingson	Changing the designation from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single family (RS 5.0, one unit per 5,000 square feet) does not bear a substantial relationship to public health, or safety. However, smaller lots may result in more affordable housing, which bears a substantial

Request	Response
	relationship to the welfare of that segment of the population that may be struggling to find affordable housing.
Request #9 – Dararak	Changing the designation from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single family (RS 7.2, one unit per 7,200 square feet) does not bear a substantial relationship to public health, or safety. However, smaller lots may result in more affordable housing, which bears a substantial relationship to the welfare of that segment of the population that may be struggling to find affordable housing.

(2) The proposed amendment is in the best interest of the residents of the city.

Staff Response – Please see responses under Sections VI (1) (5) and VI (2) (1).

(3) The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the city's adopted plan not affected by the amendments.

Request	Response
Request #1- Puget Sound Property	This request is consistent with the following goals of RCW Chapter 36.70A.020 (2) of the Growth Management Act: (i) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner; (ii) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; (iii) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. It is also consistent with the following goal and policies of the comprehensive plan: HG1 Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character; LUP 8 Designate and zone land to provide for Federal Way's share of regionally adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years; HP15 As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots.; HP16 Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types.

Request	Response
Request #2 - Campbell	This request is consistent with the following goals of RCW Chapter 36.70A.020 (2) of the Growth Management Act: (i) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner; (ii) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; (iii) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. It is also consistent with the following goal and policies of the comprehensive plan: HG1 Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character; LUP 8 Designate and zone land to provide for Federal Way's share of regionally adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years; HP15 As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots.; HP16 Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types.
Request #3 - Dematteis/Gabrielson Property	This request is consistent with the following goals of RCW Chapter 36.70A.020 (2) of the Growth Management Act: (i) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner; (ii) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; (iii) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. It is also consistent with the following goal and policies of the comprehensive plan: HG1 Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character; LUP 8 Designate and zone land to provide for Federal Way's share of regionally adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years;

Request	Response
	HP15 As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots.; HP16 Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types.
Request #4 – Johnson,	This request is consistent with the following goals of RCW Chapter 36.70A.020 (2) of the Growth Management Act: (i) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner; (ii) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; (iii) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. It is also consistent with the following policies of the comprehensive plan: LUP 8 Designate and zone land to provide for Federal Way's share of regionally adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years; HP15 As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots.; HP16 Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types.
Request #5 –Neether	This request is consistent with the following goals of RCW Chapter 36.70A.020 (2) of the Growth Management Act: (i) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner; (ii) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; (iii) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. It is also consistent with the following policies of the comprehensive plan: LUP 8 Designate and zone land to provide for Federal Way's share of regionally adopted demand forecasts for residential, commercial, and

Request	Response
	industrial uses for the next 20 years; HP15 As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots.; HP16 Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types.
Request #6 –Otteson	This request is consistent with the following goals of RCW Chapter 36.70A.020 (2) of the Growth Management Act: (i) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner; (ii) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; (iii) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. It is also consistent with the following policies of the comprehensive plan: LUP 8 Designate and zone land to provide for Federal Way's share of regionally adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years; HP15 As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots.; HP16 Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types.
Request #7 –Beard	This request is consistent with the following goals of RCW Chapter 36.70A.020 (2) of the Growth Management Act: (i) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner; (ii) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; (iii) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. It is also consistent with the following policies of the comprehensive plan: LUP 8 Designate and zone land to provide for Federal Way's share of

Request	Response
	regionally adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years; HP15 As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots.; HP16 Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types.
Request #8 –Ellingson	This request is consistent with the following goals of RCW Chapter 36.70A.020 (2) of the Growth Management Act: (i) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner; (ii) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; (iii) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. It is also consistent with the following policies of the comprehensive plan: LUP 8 Designate and zone land to provide for Federal Way's share of regionally adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years; HP15 As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots.; HP16 Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types.
Request #9 – Dararak	This request is consistent with the following goals of RCW Chapter 36.70A.020 (2) of the Growth Management Act: (i) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner; (ii) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; (iii) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. It is also consistent with the following policies of the comprehensive plan:

Request	Response
	LUP 8 Designate and zone land to provide for Federal Way's share of regionally adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years; HP15 As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots.; HP16 Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types.

VII. COMPLIANCE WITH FWRC 19.75.130(3)

Site-specific requests are also required to be evaluated for compliance with this section.

1) The city may approve the application only if it finds that:

a. The proposed request is in the best interests of the residents of the city.

Staff Response – Please see responses under Sections VI (1) (5) and VI (2) (1).

b. The proposed request is appropriate because either:

(i) Conditions in the immediate vicinity of the subject property have so significantly changed since the property was given its present zoning that, under those changed conditions, a change in designation is within the public interest; or

(ii) The rezone will correct a zone classification or zone boundary that was inappropriate when established.

Request	Response
Request #1- Puget Sound Property	These three parcels were granted a comprehensive plan amendment and rezone in June 2005 from Professional Office (PO) to Neighborhood Business (BN); however there has been no development of the site since that time. In October 2007, Lakota Crest, a 43-lot single-family subdivision located to the northwest, was granted final approval and has since built out.
Request #2 - Campbell	Neither of the conditions under Section VII.1.b applies. This parcel has been zoned Suburban Estates (SE, one unit per five acres) since the City's incorporation in February 1990.
Request #3 - Dematteis/Gabrielson Property	Neither of the conditions under Section VII.1.b applies. This parcel has been zoned Professional Office (PO) since the City's incorporation in February 1990.
Request #4 – Johnson	Neither of the conditions under Section VII.1.b applies. This area was annexed to the city in January 2005 (Parkway Annexation) with a pre-annexation comprehensive plan designation of Single Family Medium Density and zoning of RS 35.0 (one unit per

Request	Response
	35,000 square feet). At the time of annexation, the adopted designations of Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) were intended to protect the wetlands in this area. In June 2015, pursuant to the periodic major update policies of the GMA, the city updated its environmentally critical area regulations to meet Best Available Science (BAS) requirements. BAS requirements are intended to protect critical areas such as wetlands, by requiring an applicant to submit a critical areas report that adequately evaluates the proposal and probable impacts on a critical area, or its associated buffer and/or setback. Given the now adequate protection of critical areas, such as wetlands, this request is e consistent with the GMA goal to reduce sprawl by the inappropriate conversion of undeveloped land into sprawling low-density development. Also, providing for smaller lots available for single-family housing would be consistent with comprehensive plan policy LUP 8, "Designate and zone land to provide for Federal Way's share of regionally adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years." The requests are also consistent with Policy HP 15, "As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots" and Policy HP16, "Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types."
Request #5 –Neether	Neither of the conditions under Section VII.1.b applies. This area was annexed to the city in January 2005 (Parkway Annexation) with a pre-annexation comprehensive plan designation of Single Family Medium Density and zoning of RS 35.0 (one unit per 35,000 square feet). At the time of annexation, the adopted designations of Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) were intended to protect the wetlands in this area. In June 2015, pursuant to the periodic major update policies of the GMA, the city updated its environmentally critical area regulations to meet Best Available Science (BAS) requirements. BAS requirements are intended to protect critical areas such as wetlands, by requiring an applicant to submit a critical areas report that adequately evaluates the proposal and probable impacts on a critical area, or its associated buffer and/or setback. Given the now adequate protection of critical areas, such as wetlands, this request is e consistent with the GMA goal to reduce sprawl by the inappropriate conversion of undeveloped land into

Request	Response
	sprawling low-density development. Also, providing for smaller lots available for single-family housing would be consistent with comprehensive plan policy LUP 8, "Designate and zone land to provide for Federal Way's share of regionally adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years." The requests are also consistent with Policy HP 15, "As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots" and Policy HP16, "Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types."
Request #6 –Otteson	Neither of the conditions under Section VII.1.b applies. This area was annexed to the city in January 2005 (Parkway Annexation) with a pre-annexation comprehensive plan designation of Single Family Medium Density and zoning of RS 35.0 (one unit per 35,000 square feet). At the time of annexation, the adopted designations of Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) were intended to protect the wetlands in this area. In June 2015, pursuant to the periodic major update policies of the GMA, the city updated its environmentally critical area regulations to meet Best Available Science (BAS) requirements. BAS requirements are intended to protect critical areas such as wetlands, by requiring an applicant to submit a critical areas report that adequately evaluates the proposal and probable impacts on a critical area, or its associated buffer and/or setback. Given the now adequate protection of critical areas, such as wetlands, this request is e consistent with the GMA goal to reduce sprawl by the inappropriate conversion of undeveloped land into sprawling low-density development. Also, providing for smaller lots available for single-family housing would be consistent with comprehensive plan policy LUP 8, "Designate and zone land to provide for Federal Way's share of regionally adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years." The requests are also consistent with Policy HP 15, "As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots" and Policy HP16, "Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types."
Request #7 –Beard	Neither of the conditions under Section VII.1.b applies. This area was annexed to the city in January 2005 (Parkway Annexation)

Request	Response
	with a pre-annexation comprehensive plan designation of Single Family Medium Density and zoning of RS 35.0 (one unit per 35,000 square feet). At the time of annexation, the adopted designations of Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) were intended to protect the wetlands in this area. In June 2015, pursuant to the periodic major update policies of the GMA, the city updated its environmentally critical area regulations to meet Best Available Science (BAS) requirements. BAS requirements are intended to protect critical areas such as wetlands, by requiring an applicant to submit a critical areas report that adequately evaluates the proposal and probable impacts on a critical area, or its associated buffer and/or setback. Given the now adequate protection of critical areas, such as wetlands, this request is e consistent with the GMA goal to reduce sprawl by the inappropriate conversion of undeveloped land into sprawling low-density development. Also, providing for smaller lots available for single-family housing would be consistent with comprehensive plan policy LUP 8, "Designate and zone land to provide for Federal Way's share of regionally adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years." The requests are also consistent with Policy HP 15, "As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots" and Policy HP16, "Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types."
Request #8 –Ellingson	Neither of the conditions under Section VII.1.b applies. This area was annexed to the city in January 2005 (Parkway Annexation) with a pre-annexation comprehensive plan designation of Single Family Medium Density and zoning of RS 35.0 (one unit per 35,000 square feet). At the time of annexation, the adopted designations of Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) were intended to protect the wetlands in this area. In June 2015, pursuant to the periodic major update policies of the GMA, the city updated its environmentally critical area regulations to meet Best Available Science (BAS) requirements. BAS requirements are intended to protect critical areas such as wetlands, by requiring an applicant to submit a critical areas report that adequately evaluates the proposal and probable impacts on a critical area, or its associated buffer and/or setback. Given the now adequate protection of critical areas, such as

Request	Response
	wetlands, this request is e consistent with the GMA goal to reduce sprawl by the inappropriate conversion of undeveloped land into sprawling low-density development. Also, providing for smaller lots available for single-family housing would be consistent with comprehensive plan policy LUP 8, "Designate and zone land to provide for Federal Way's share of regionally adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years." The requests are also consistent with Policy HP 15, "As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots" and Policy HP16, "Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types."
Request #9 – Dararak	Neither of the conditions under Section VII.1.b applies. This area was annexed to the city in January 2005 (Parkway Annexation) with a pre-annexation comprehensive plan designation of Single Family Medium Density and zoning of RS 35.0 (one unit per 35,000 square feet). At the time of annexation, the adopted designations of Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) were intended to protect the wetlands in this area. In June 2015, pursuant to the periodic major update policies of the GMA, the city updated its environmentally critical area regulations to meet Best Available Science (BAS) requirements. BAS requirements are intended to protect critical areas such as wetlands, by requiring an applicant to submit a critical areas report that adequately evaluates the proposal and probable impacts on a critical area, or its associated buffer and/or setback. Given the now adequate protection of critical areas, such as wetlands, this request is e consistent with the GMA goal to reduce sprawl by the inappropriate conversion of undeveloped land into sprawling low-density development. Also, providing for smaller lots available for single-family housing would be consistent with comprehensive plan policy LUP 8, "Designate and zone land to provide for Federal Way's share of regionally adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years." The requests are also consistent with Policy HP 15, "As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots" and Policy HP16, "Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types."

c. *It is consistent with the comprehensive plan.*

Request	Response
Request #1- Puget Sound Property	Changing the designation of this parcel to Single Family High Density Residential and Single-family (RS 7.2, one unit per 7,200 square feet) would be consistent with the overall vision of the comprehensive plan, which states that the demand for and development of single-family housing is expected to continue for the foreseeable future. Single-family development will occur as in-fill development of vacant lots scattered throughout existing neighborhoods and as subdivisions on vacant tracts of land. It is also consistent with Housing Policy (HP) 16 of the Comprehensive Plan, which states "Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types."
Request #2 - Campbell	Changing the designation of this parcel to Single-family (RS 35.0, one unit per 35,000 square feet) would be consistent with Housing Goal (HG) 1 of the Comprehensive Plan, which states "Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character."
Request #3 - Dematteis/Gabrielson Property	Changing the designation of this parcel to Single Family High Density Residential and Single-family (RS 7.2, one unit per 5,000 square feet) would be consistent with the overall vision of the comprehensive plan, which states that the demand for and development of single-family housing is expected to continue for the foreseeable future. Single-family development will occur as in-fill development of vacant lots scattered throughout existing neighborhoods and as subdivisions on vacant tracts of land. It is also consistent with Housing Policy (HP) 16 of the Comprehensive Plan, which states "Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types."
Request #4 – Johnson	There are 26 parcels, totaling approximately 55.52 acres, with 18 different property owners designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) in this area. Six (Requests #4-9) of the 18 property owners representing 27.58 acres, approximately one-half of the total 55.52 acres, have applied for a change in comprehensive plan and zoning. If the requested changes in designation were granted, it would result in smaller lot sizes for 13 parcels, which would be incompatible with the remaining 13 that range in size from 0.3 to 10.12 acres. Therefore, granting this request would not be consistent

Request	Response
	with Housing Goal (HG) 1 of the Comprehensive Plan, which states "Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character." However, higher density for parcels in this area would comply with the GMA goal of reducing sprawl and would also be consistent with the overall vision of the comprehensive plan, which states that the demand for and development of single-family housing is expected to continue for the foreseeable future. Single-family development will occur as in-fill development of vacant lots scattered throughout existing neighborhoods and as subdivisions on vacant tracts of land. Increasing density would also be consistent with Housing Policy, (HP) 15, which states "As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots" HP 16, which states "Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types."
Request #5 –Neether	There are 26 parcels, totaling approximately 55.52 acres, with 18 different property owners designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) in this area. Six (Requests #4-9) of the 18 property owners representing 27.58 acres, approximately one-half of the total 55.52 acres, have applied for a change in comprehensive plan and zoning. If the requested changes in designation were granted, it would result in smaller lot sizes for 13 parcels, which would be incompatible with the remaining 13 that range in size from 0.3 to 10.12 acres. Therefore, granting this request would not be consistent with Housing Goal (HG) 1 of the Comprehensive Plan, which states "Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character." However, higher density for parcels in this area would comply with the GMA goal of reducing sprawl and would also be consistent with the overall vision of the comprehensive plan, which states that the demand for and development of single-family housing is expected to continue for the foreseeable future. Single-family development will occur as in-fill development of vacant lots scattered throughout existing neighborhoods and as subdivisions on vacant tracts of land. Increasing density would also be consistent with Housing Policy, (HP) 15, which states "As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots" HP 16, which states "Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing,

Request	Response
	cottage housing, garden housing, duplexes, and low to moderate density housing types."
Request #6 –Otteson	There are 26 parcels, totaling approximately 55.52 acres, with 18 different property owners designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) in this area. Six (Requests #4-9) of the 18 property owners representing 27.58 acres, approximately one-half of the total 55.52 acres, have applied for a change in comprehensive plan and zoning. If the requested changes in designation were granted, it would result in smaller lot sizes for 13 parcels, which would be incompatible with the remaining 13 that range in size from 0.3 to 10.12 acres. Therefore, granting this request would not be consistent with Housing Goal (HG) 1 of the Comprehensive Plan, which states "Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character." However, higher density for parcels in this area would comply with the GMA goal of reducing sprawl and would also be consistent with the overall vision of the comprehensive plan, which states that the demand for and development of single-family housing is expected to continue for the foreseeable future. Single-family development will occur as in-fill development of vacant lots scattered throughout existing neighborhoods and as subdivisions on vacant tracts of land. Increasing density would also be consistent with Housing Policy, (HP) 15, which states "As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots" HP 16, which states "Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types."
Request #7 –Beard	There are 26 parcels, totaling approximately 55.52 acres, with 18 different property owners designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) in this area. Six (Requests #4-9) of the 18 property owners representing 27.58 acres, approximately one-half of the total 55.52 acres, have applied for a change in comprehensive plan and zoning. If the requested changes in designation were granted, it would result in smaller lot sizes for 13 parcels, which would be incompatible with the remaining 13 that range in size from 0.3 to 10.12 acres. Therefore, granting this request would not be consistent with Housing Goal (HG) 1 of the Comprehensive Plan, which states "Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character." However, higher density for parcels in this area would comply with the GMA goal of reducing sprawl and would also be consistent with

Request	Response
	the overall vision of the comprehensive plan, which states that the demand for and development of single-family housing is expected to continue for the foreseeable future. Single-family development will occur as in-fill development of vacant lots scattered throughout existing neighborhoods and as subdivisions on vacant tracts of land. Increasing density would also be consistent with Housing Policy, (HP) 15, which states "As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots" HP 16, which states "Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types."
Request #8 –Ellingson	There are 26 parcels, totaling approximately 55.52 acres, with 18 different property owners designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) in this area. Six (Requests #4-9) of the 18 property owners representing 27.58 acres, approximately one-half of the total 55.52 acres, have applied for a change in comprehensive plan and zoning. If the requested changes in designation were granted, it would result in smaller lot sizes for 13 parcels, which would be incompatible with the remaining 13 that range in size from 0.3 to 10.12 acres. Therefore, granting this request would not be consistent with Housing Goal (HG) 1 of the Comprehensive Plan, which states "Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character." However, higher density for parcels in this area would comply with the GMA goal of reducing sprawl and would also be consistent with the overall vision of the comprehensive plan, which states that the demand for and development of single-family housing is expected to continue for the foreseeable future. Single-family development will occur as in-fill development of vacant lots scattered throughout existing neighborhoods and as subdivisions on vacant tracts of land. Increasing density would also be consistent with Housing Policy, (HP) 15, which states "As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots" HP 16, which states "Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types."
Request #9 – Dararak	There are 26 parcels, totaling approximately 55.52 acres, with 18 different property owners designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) in this area. Six (Requests #4-9) of the 18 property

Request	Response
	owners representing 27.58 acres, approximately one-half of the total 55.52 acres, have applied for a change in comprehensive plan and zoning. If the requested changes in designation were granted, it would result in smaller lot sizes for 13 parcels, which would be incompatible with the remaining 13 that range in size from 0.3 to 10.12 acres. Therefore, granting this request would not be consistent with Housing Goal (HG) 1 of the Comprehensive Plan, which states "Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character." However, higher density for parcels in this area would comply with the GMA goal of reducing sprawl and would also be consistent with the overall vision of the comprehensive plan, which states that the demand for and development of single-family housing is expected to continue for the foreseeable future. Single-family development will occur as in-fill development of vacant lots scattered throughout existing neighborhoods and as subdivisions on vacant tracts of land. Increasing density would also be consistent with Housing Policy, (HP) 15, which states "As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots" HP 16, which states "Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types."

d. *It is consistent with all applicable provisions of the title, including those adopted by reference from the comprehensive plan.*

Staff Response – If these requests were granted, any future development would be required to comply with all city regulations, including those adopted by reference from the comprehensive plan.

e. *It is consistent with the public health, safety, and welfare.*

Staff Response – Refer to responses under Section VI (2) (1).

VIII. MAYOR'S RECOMMENDATION

A. *Site-Specific Request #1* - Request by Puget Center Property for a comprehensive plan amendment and rezone of parcels 082104-9074, 082104-9076, and 082104-9167 (4.03 acres total), located north of South 312th Street and east of 1st Avenue South, from Neighborhood Business (BN) to Single Family High-Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet).

Mayor's Recommendation - The Mayor recommends that the request be approved.

B. *Site-Specific Request #2* - Request by Mike and Kelly Campbell for a comprehensive plan amendment and rezone of parcel 322104-9059 (5.0 acres), located at 610 South 376th Street, from Single Family Low Density Residential and Suburban Estates (SE, one unit per five acres) to Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet).

Mayor's Recommendation – The Mayor recommends that the request be approved.

C. *Site-Specific Request #3* - Request by Mark Freitas for a comprehensive plan amendment and rezone of parcels 132103-9002, 132103-9091, and 132103-9036 (2.3 acres total), located at 2200 SW 320th Street and 32011 21st Avenue SW, from Professional Office (PO) to Single Family High Density and Single Family (RS 5.0, one unit per 5,000 square feet).

Mayor's Recommendation – The Mayor recommends that the request be approved.

D. *Site-Specific Request #4* - Request by Mark Johnson for a comprehensive plan amendment and rezone of parcel 322104-9086 (0.44 acres), located at 1424 South 372nd Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and (RS 7.2, one unit per 7,200 square feet).

Mayor's Recommendation – The Mayor recommends that the request be denied because approval of the requested change in designation would make this parcel incompatible with the remaining parcels in this area. Therefore, granting this request would not be consistent with Housing Goal (HG) 1 of the Comprehensive Plan, which states "Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character." However, if all of the parcels designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) were to apply in the future, or if the City were to initiate a legislative rezone for all properties in this area, staff would likely recommend approval of a request for higher density to be determined upon further analysis.

E. *Site-Specific Request #5* - Request by Larry Neether for a comprehensive plan amendment and rezone of parcels 322104-9157 and 322104-9045 (2.66 acres total), located at 37222 Milton Road South and 1301 South 372nd Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS 5.0, one unit per 5,000 square feet).

Mayor's Recommendation – The Mayor recommends that the request be denied because approval of the requested change in designation would make these parcels incompatible with the remaining parcels in this area. Therefore, granting this request would not be consistent with Housing Goal (HG) 1 of the Comprehensive Plan, which states "Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character." However, if all of the parcels designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) were to apply in the future, or if the City were to initiate a legislative rezone for all properties in this area, staff would likely recommend approval of a request for higher density to be determined upon further analysis.

F. *Site-Specific Request #6* - Request by Pam Otteson for a comprehensive plan amendment and rezone of parcels 322104-9002 and 322104-9076 (4.18 acres total), located at 1408 South 372nd Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet).

Mayor's Recommendation – The Mayor recommends that the request be denied because approval of the requested change in designation would make these parcels incompatible with the remaining parcels in this area. Therefore, granting this request would not be consistent with Housing Goal (HG) 1 of the Comprehensive Plan, which states "Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character." However, if all of the parcels designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) were to apply in the future, or if the City were to initiate a legislative rezone for all properties in this area, staff would likely recommend approval of a request for higher density to be determined upon further analysis.

G. *Site-Specific Request #7* - Request by Rick Beard for a comprehensive plan amendment and rezone of parcels 322104-9114, 322104-9053, and 322194-9129 (4.52 acres total), located at 1331 South 372nd Street, 1311 South 372nd Street, and 1321 South 372nd Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet).

Mayor's Recommendation – The Mayor recommends that the request be denied because approval of the requested change in designation would make these parcels incompatible with the remaining parcels in this area. Therefore, granting this request would not be consistent with Housing Goal (HG) 1 of the Comprehensive Plan, which states "Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character." However, if all of the parcels designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) were to apply in the future, or if the City were to initiate a legislative rezone for all properties in this area, staff would likely recommend approval of a request for higher density to be determined upon further analysis.

H. *Site-Specific Request #8* - Request by Arnold Ellingson for a comprehensive plan amendment and rezone of parcels 322104-9036, 322104-9138, 322104-9136, and 322104-9050 (13.38.acres total), located at 1110 South 376th Street and 1224 South 376th Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS5.0, one unit per 5,000 square feet).

Mayor's Recommendation – The Mayor recommends that the request be denied because approval of the requested change in designation would make these parcels incompatible with the remaining parcels in this area. Therefore, granting this request would not be consistent with Housing Goal (HG) 1 of the Comprehensive Plan, which states "Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character." However, if all of the parcels designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) were to apply in the future, or if the City were to

initiate a legislative rezone for all properties in this area, staff would likely recommend approval of a request for higher density to be determined upon further analysis.

I. *Site-Specific Request #9* - Request by Visnou Dararak for a comprehensive plan amendment and rezone of parcel 322104-9064 (2.4 acres), located at 1423 South 372nd Street, from Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) to Single Family High Density Residential and Single Family (RS 7.2, one unit per 7,200 square feet).

Mayor's Recommendation – The Mayor recommends that the request be denied because approval of the requested change in designation would this parcel incompatible with the remaining parcels in this area. Therefore, granting this request would not be consistent with Housing Goal (HG) 1 of the Comprehensive Plan, which states "Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character." However, if all of the parcels designated Single Family Medium Density Residential and Single Family (RS 35.0, one unit per 35,000 square feet) were to apply in the future, or if the City were to initiate a legislative rezone for all properties in this area, staff would likely recommend approval of a request for higher density to be determined upon further analysis.

IX. PLANNING COMMISSION ACTION

Consistent with the provisions of FWRC 19.80.240, the Planning Commission may take the following actions regarding each proposed comprehensive plan amendment and rezone request:

1 Recommend to City Council adoption of the proposed comprehensive plan amendment as proposed;

2. Recommend to City Council that the proposed comprehensive plan amendment not be adopted;

3. Forward the proposed comprehensive plan amendment to City Council without a recommendation; or

4. Modify the proposed comprehensive plan amendment and recommend to City Council adoption of the amendment as modified.

X. LIST OF EXHIBITS

Exhibit A	Composite Map
Exhibit B	Vicinity Map of Site-Specific Request #1 - Puget Center Property
Exhibit C	Aerial Map of Site-Specific Request #1 - Puget Center Property
Exhibit D	Vicinity Map of Site-Specific Request #2 - Campbell
Exhibit E	Aerial Photo of Site-Specific Request #2 - Campbell
Exhibit F	Vicinity Map of Site-Specific Request #3 - Dematteis/Gabrielson Property
Exhibit G	Aerial Photo of Site-Specific Request #3 - Dematteis/Gabrielson Property
Exhibit H	Composite Map – Site-specific Requests #4-9
Exhibit I	Vicinity Map of Site-Specific Request #4 -Johnson
Exhibit J	Aerial Photo of Site-Specific Request #4 - Johnson
Exhibit K	Vicinity Map of Site-Specific Request #5 - Neether
Exhibit L	Aerial Photo of Site-Specific Request #5 - Neether
Exhibit M	Vicinity Map of Site-Specific Request #6 - Otteson
Exhibit N	Aerial Photo of Site-Specific Request #6 - Otteson
Exhibit O	Vicinity Map of Site-Specific Request #7 - Beard
Exhibit P	Aerial Photo of Site-Specific Request #7 - Beard
Exhibit Q	Vicinity Map of Site-Specific Request #8 - Ellingson
Exhibit R	Aerial Photo of Site-Specific Request #8 - Ellingson
Exhibit S	Vicinity Map of Site-Specific Request #9 - Dararak
Exhibit T	Aerial Photo of Site-Specific Request #9 – Dararak
Exhibit U	October 18, 2017 e-mail from Mark Spaur
Exhibit V	October 18, 2017 correspondence from Roger and Jayne vonDoenhoff

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City of Federal Way

2017 Comprehensive Plan Amendments

Composite Map

EXHIBIT A

Site Specific Requests

Request Key

1. Puget Center Property
2. Campbell
3. Dematteis/Gabrielson
4. Johnson
5. Neether
6. Otteson
7. Beard
8. Ellingson
9. Dararak

Legend

- Request Sites
- Federal Way City Limits

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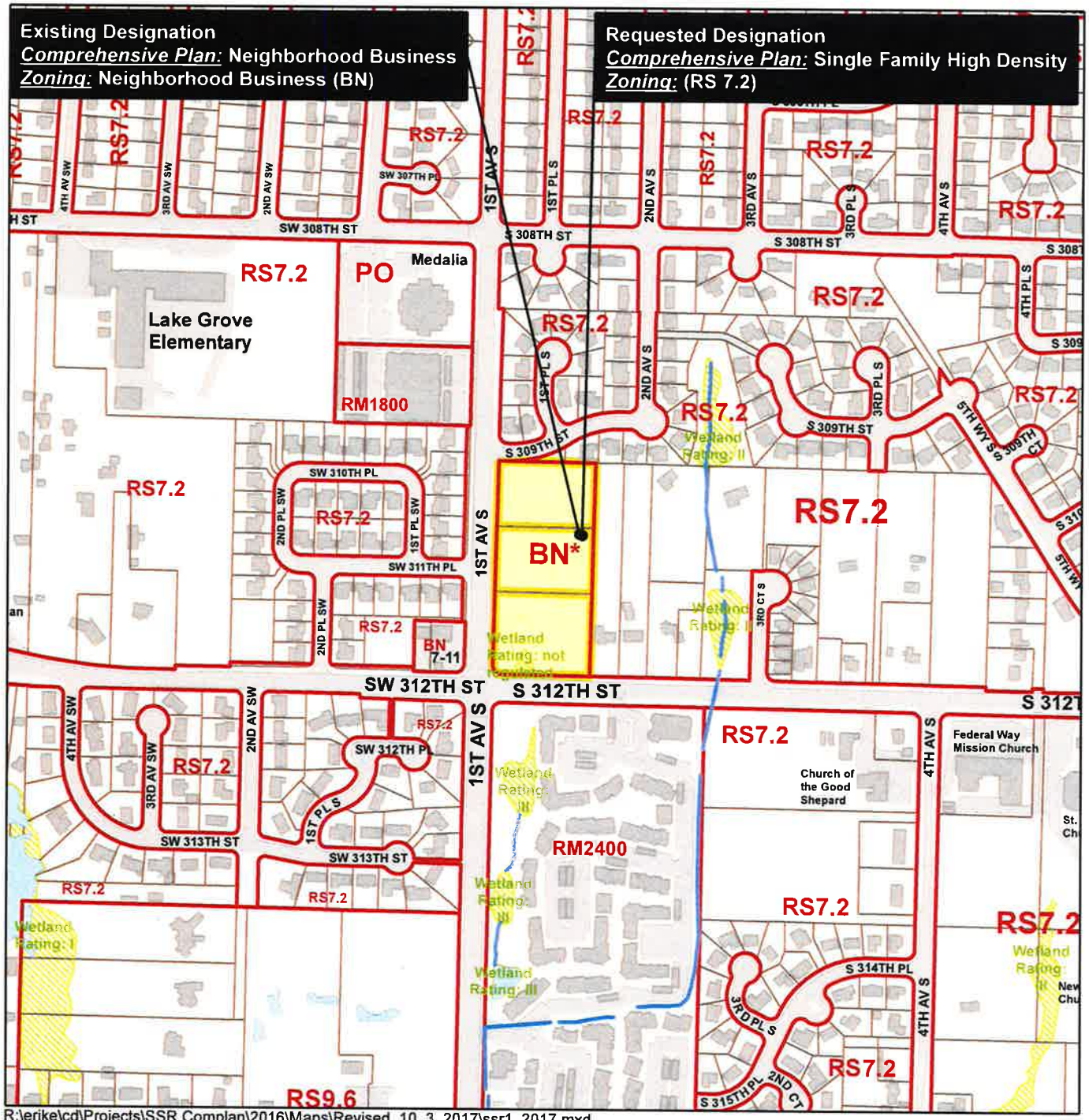
CITY OF Federal Way

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



City of Federal Way

2017
Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Puget Center Property
Site Specific Request #1

EXHIBIT B

Legend

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

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

N

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CITY OF Federal Way

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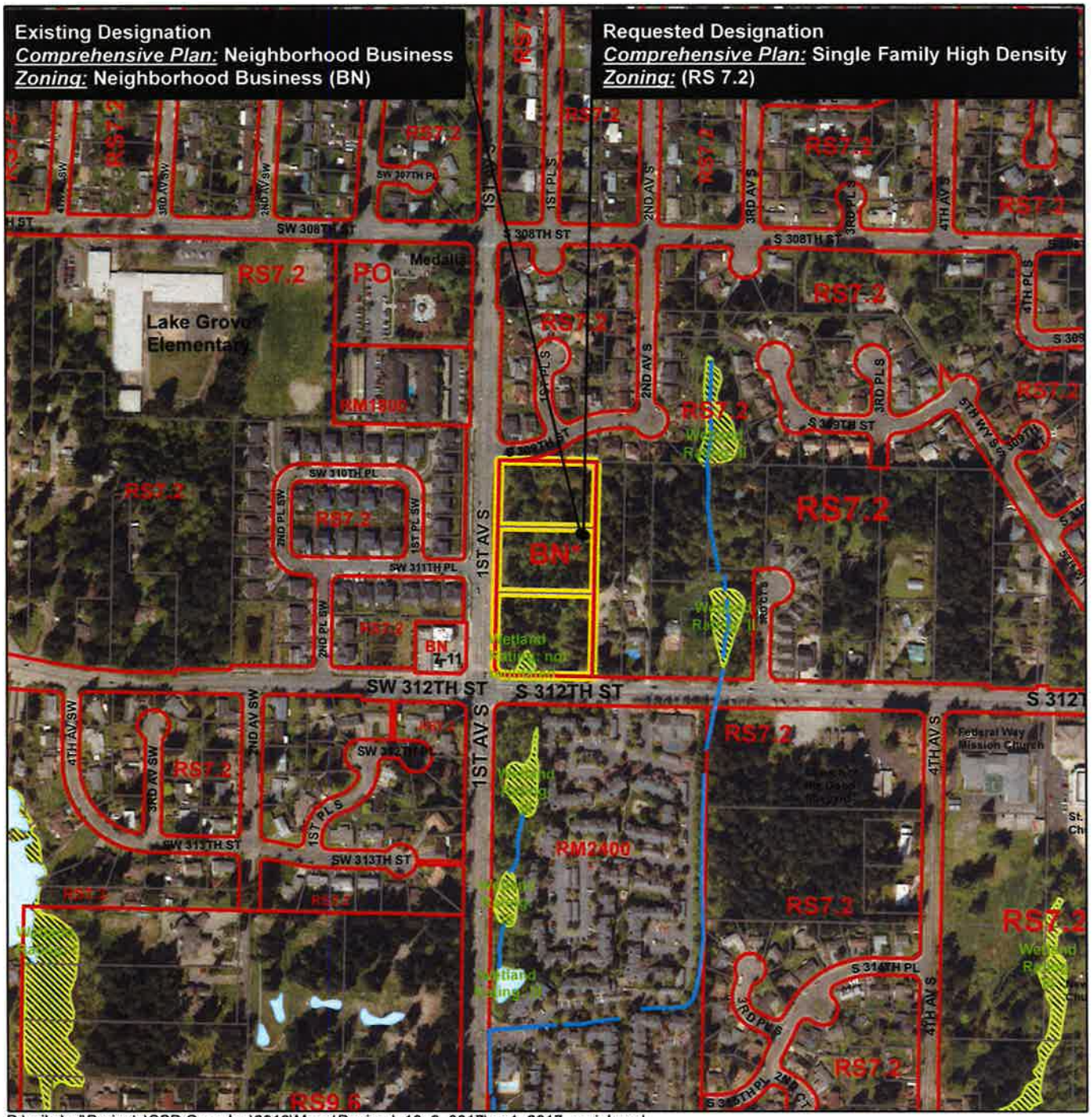

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City of Federal Way

2017 Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Puget Center Property

Site Specific Request #1

EXHIBIT C

Legend

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

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

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CITY OF Federal Way

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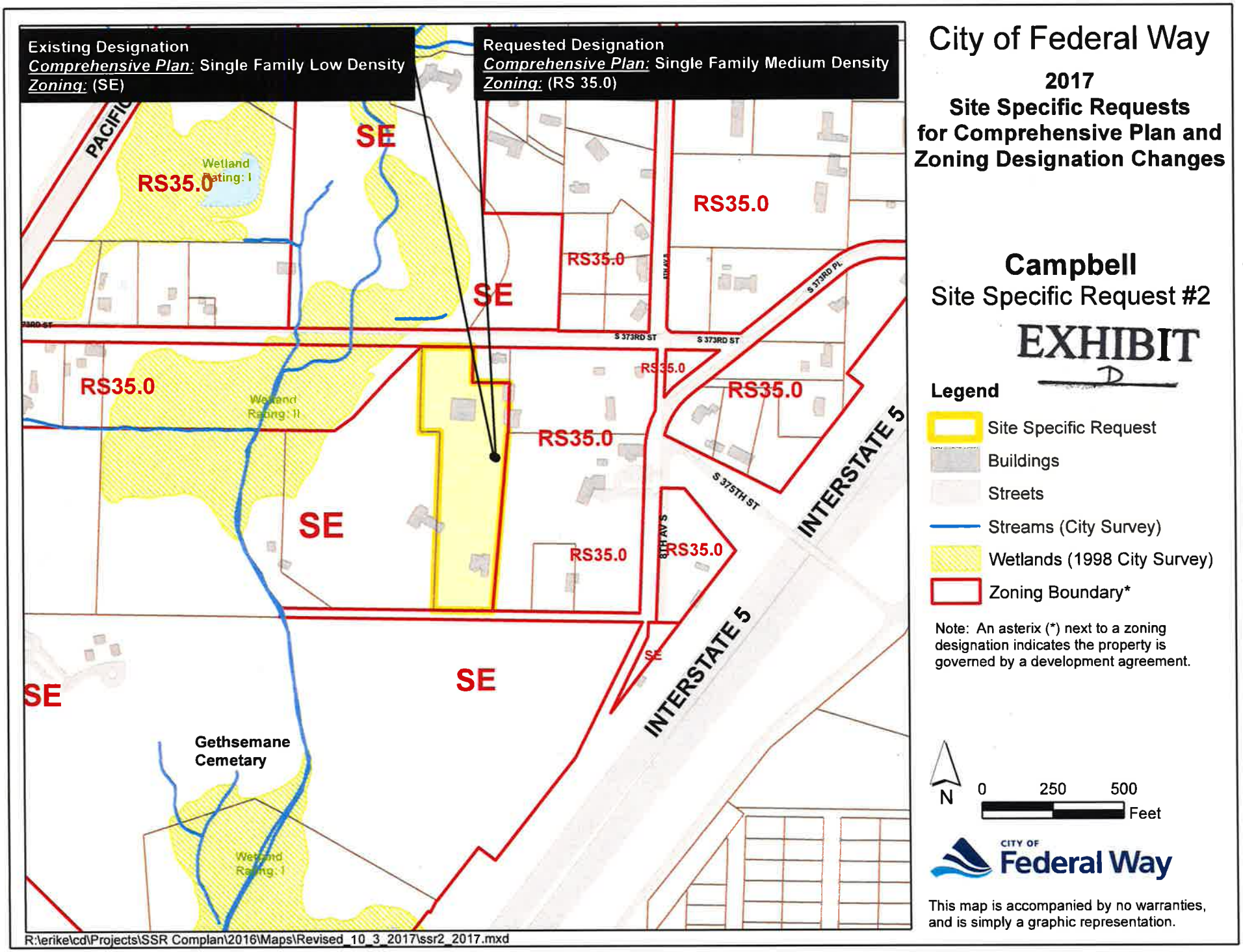

City of Federal Way

2017 Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Campbell

Site Specific Request #2

EXHIBIT D

Legend

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

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

N

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CITY OF Federal Way

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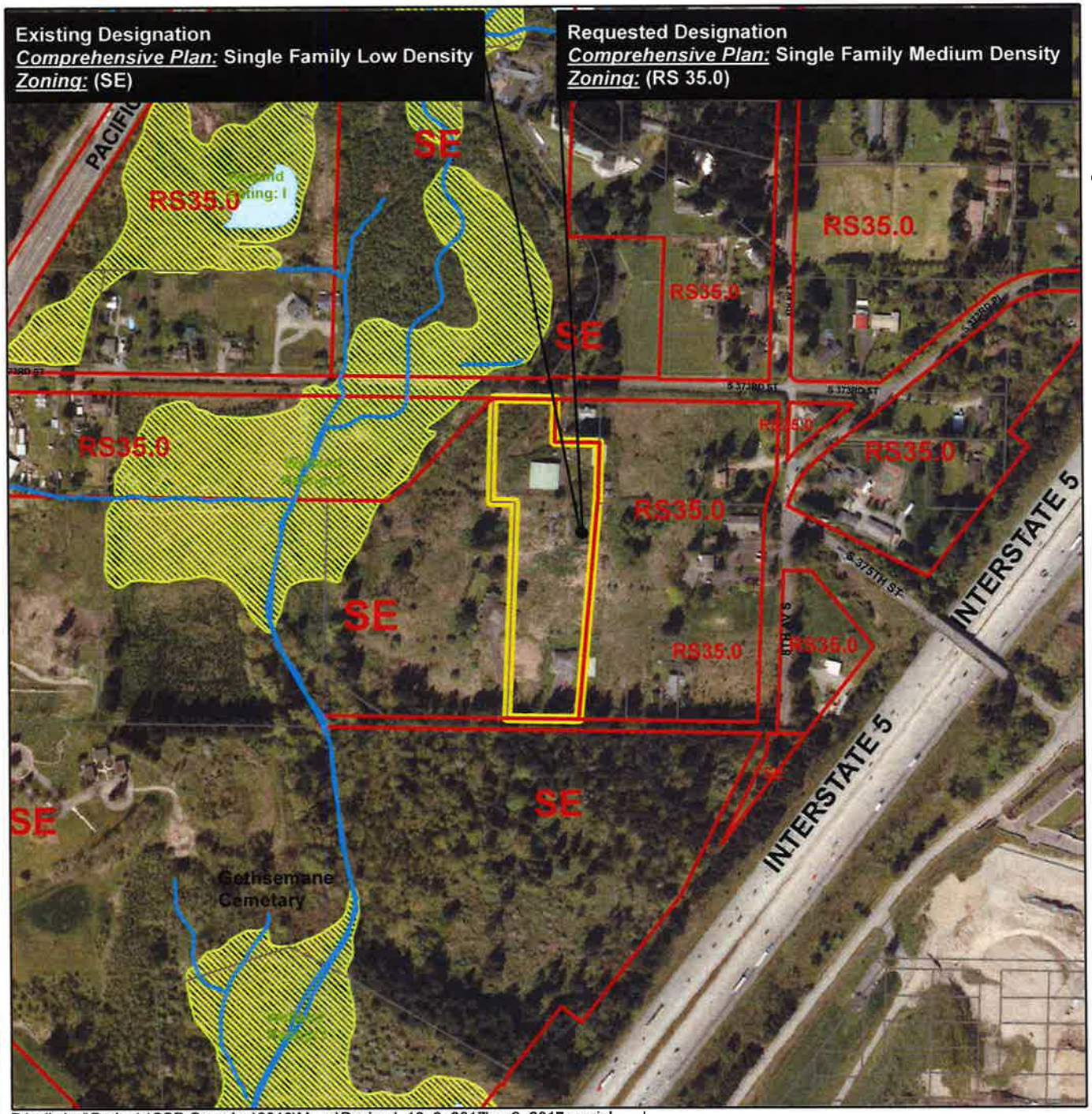

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City of Federal Way

2017 Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Campbell

Site Specific Request #2

EXHIBIT E

Legend

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

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

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0 250 500 Feet

CITY OF Federal Way

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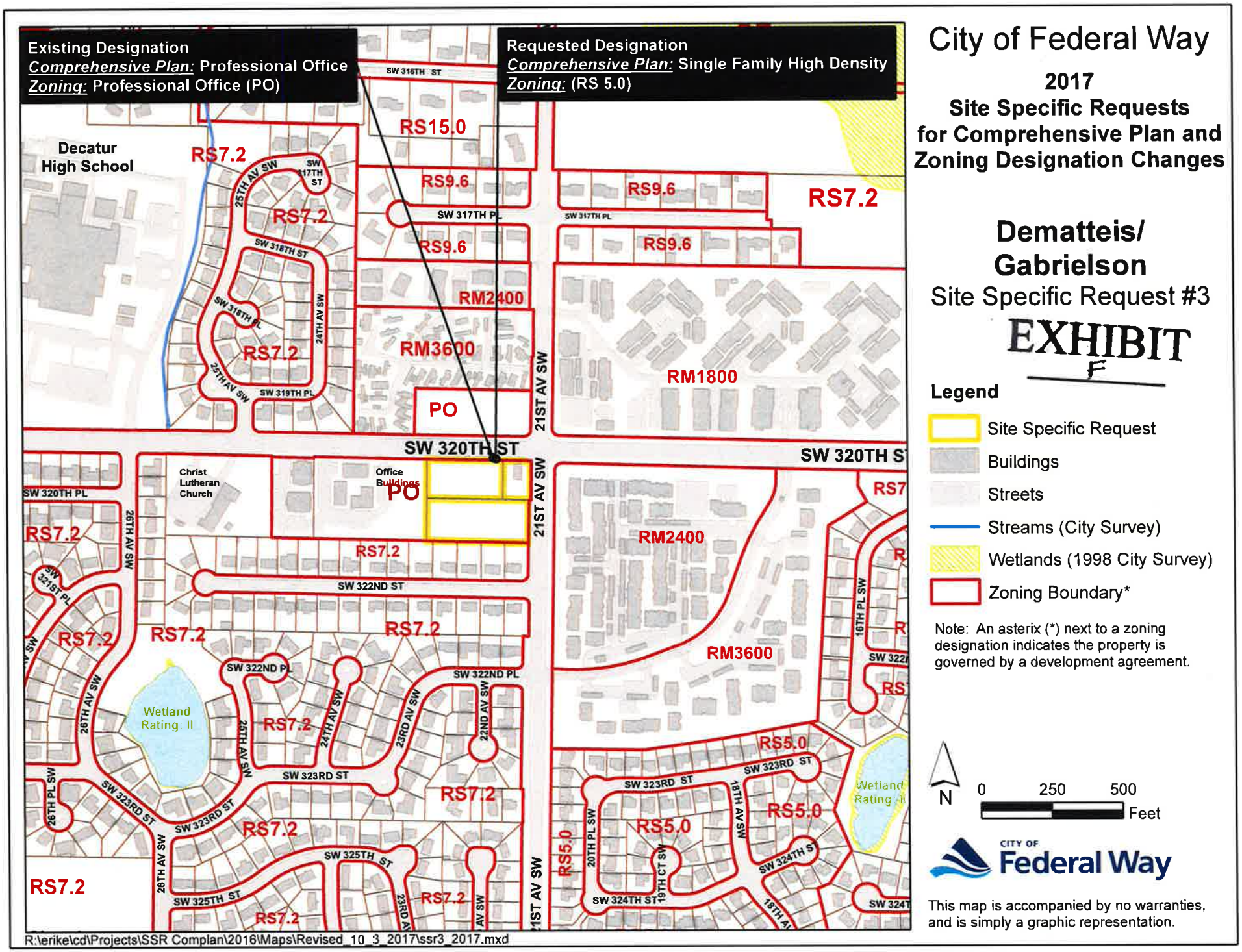

City of Federal Way

2017
Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Dematteis/ Gabrielson
Site Specific Request #3

EXHIBIT F

Legend

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

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

CITY OF Federal Way

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City of Federal Way

2017 Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Dematteis/ Gabrielson

Site Specific Request #3

EXHIBIT G

Legend

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

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

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CITY OF Federal Way

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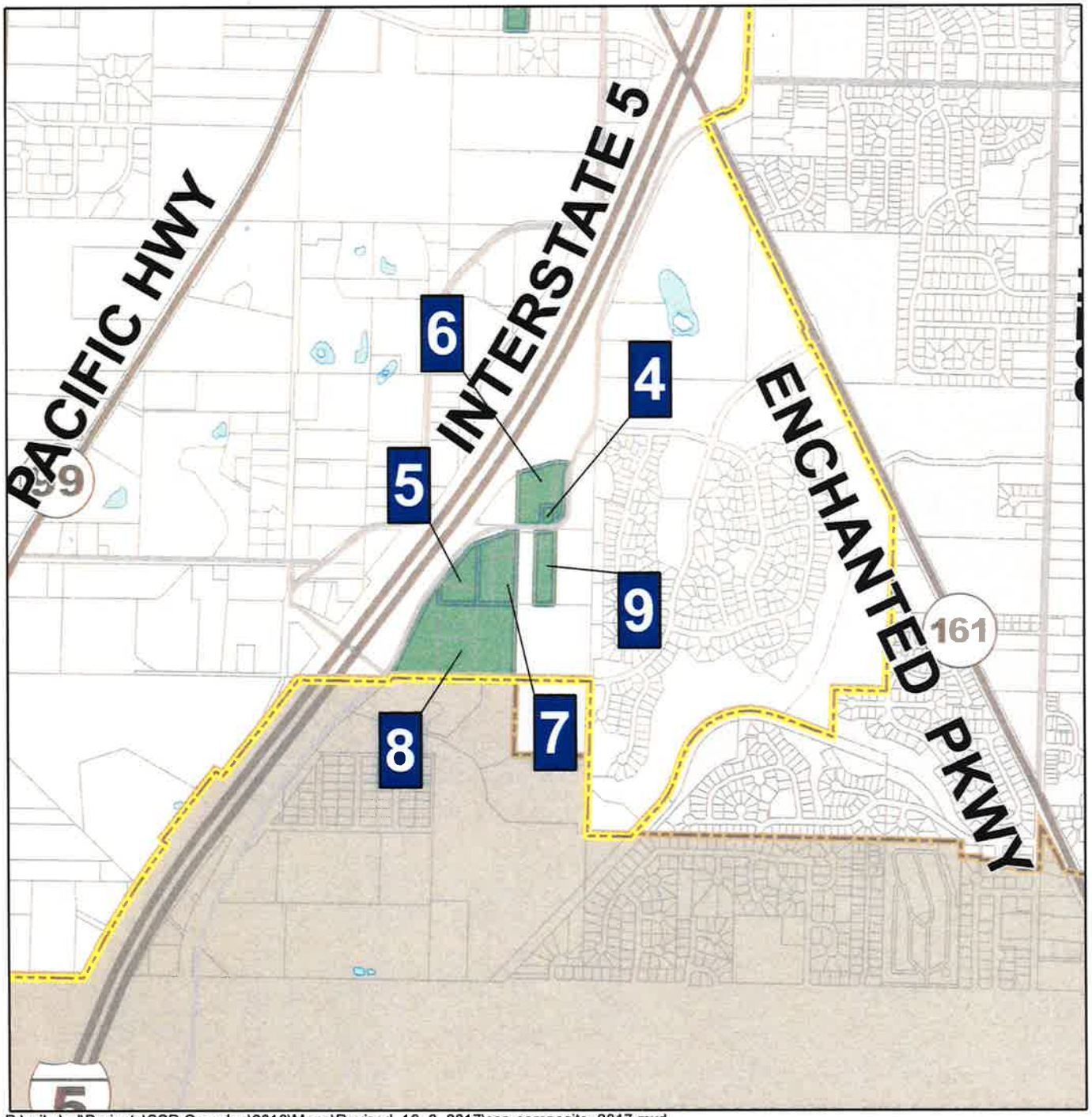

City of Federal Way

2017
Comprehensive
Plan Amendments

Composite Map

EXHIBIT H

Site Specific Requests

Request Key

4. Johnson
5. Neether
6. Otteson
7. Beard
8. Ellingson
9. Dararak

Legend

Federal Way City Limits

Request Sites

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0 500 1,000

Feet

CITY OF Federal Way

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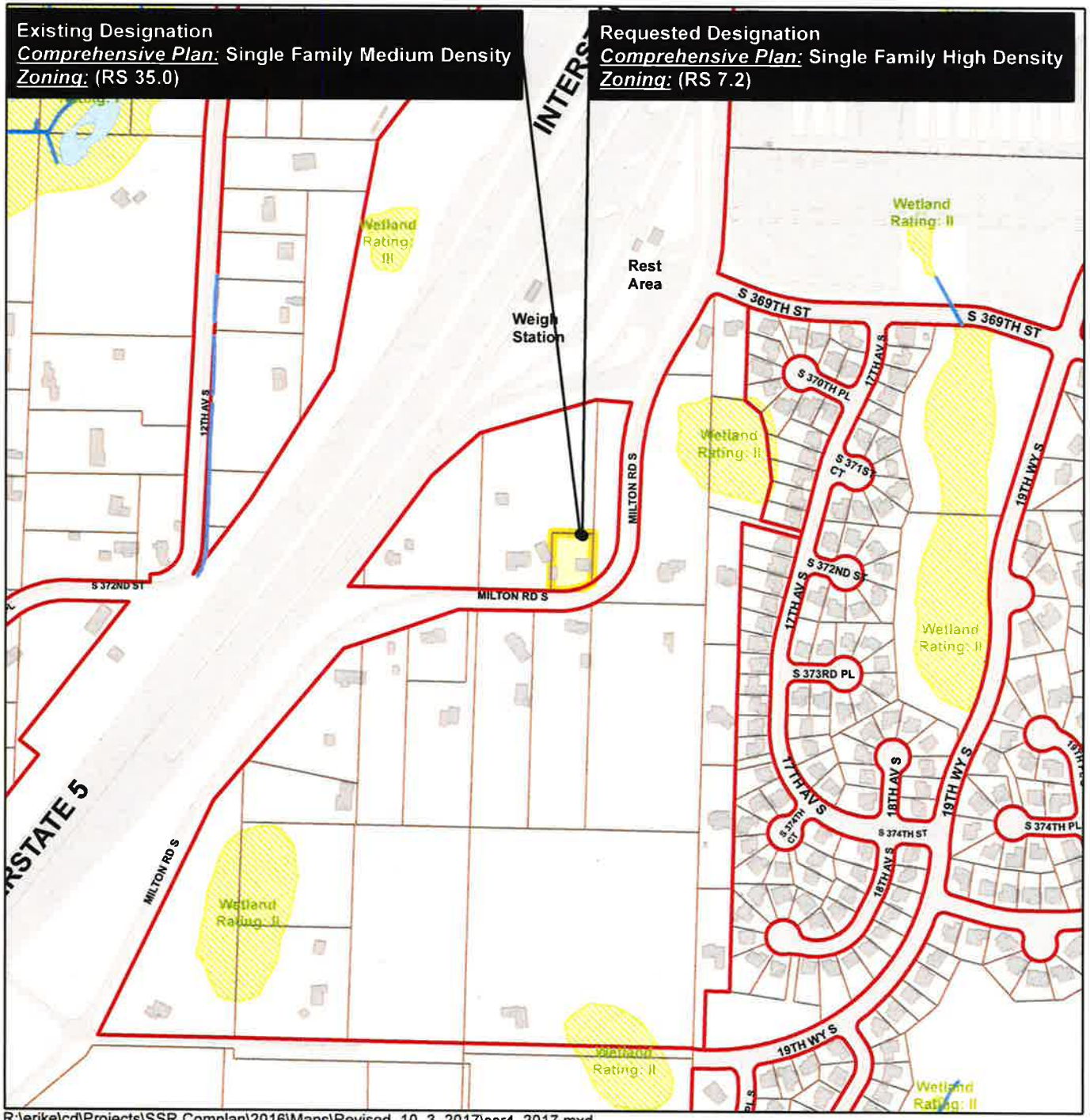

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City of Federal Way

2017
Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Johnson
Site Specific Request #4

EXHIBIT 1

Legend

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

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

N

0 250 500 Feet

CITY OF Federal Way

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

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City of Federal Way

2017
Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Johnson
Site Specific Request #4

EXHIBIT J

Legend

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

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

N

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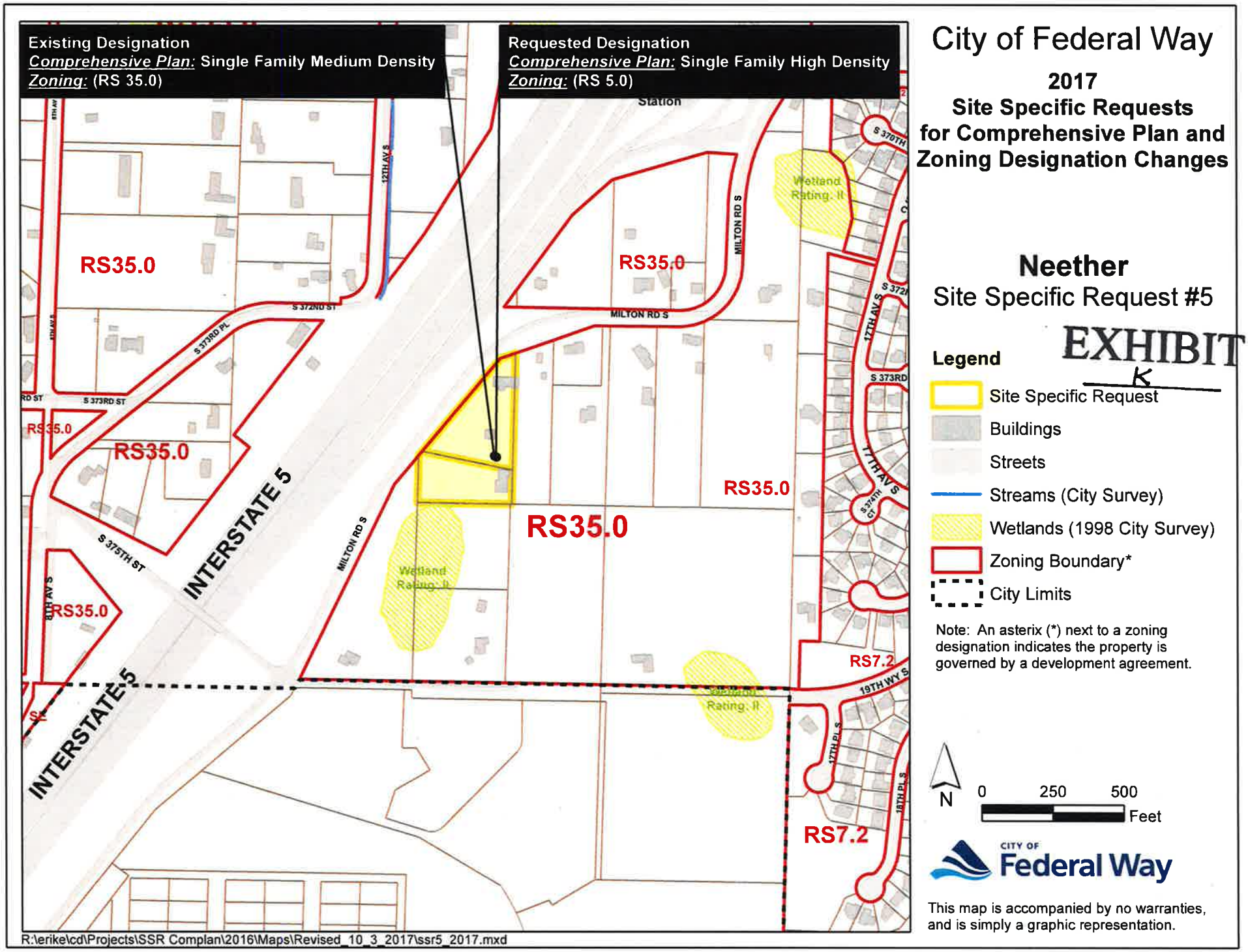
CITY OF Federal Way

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



City of Federal Way

2017
Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Neether
Site Specific Request #5

EXHIBIT K

Legend

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

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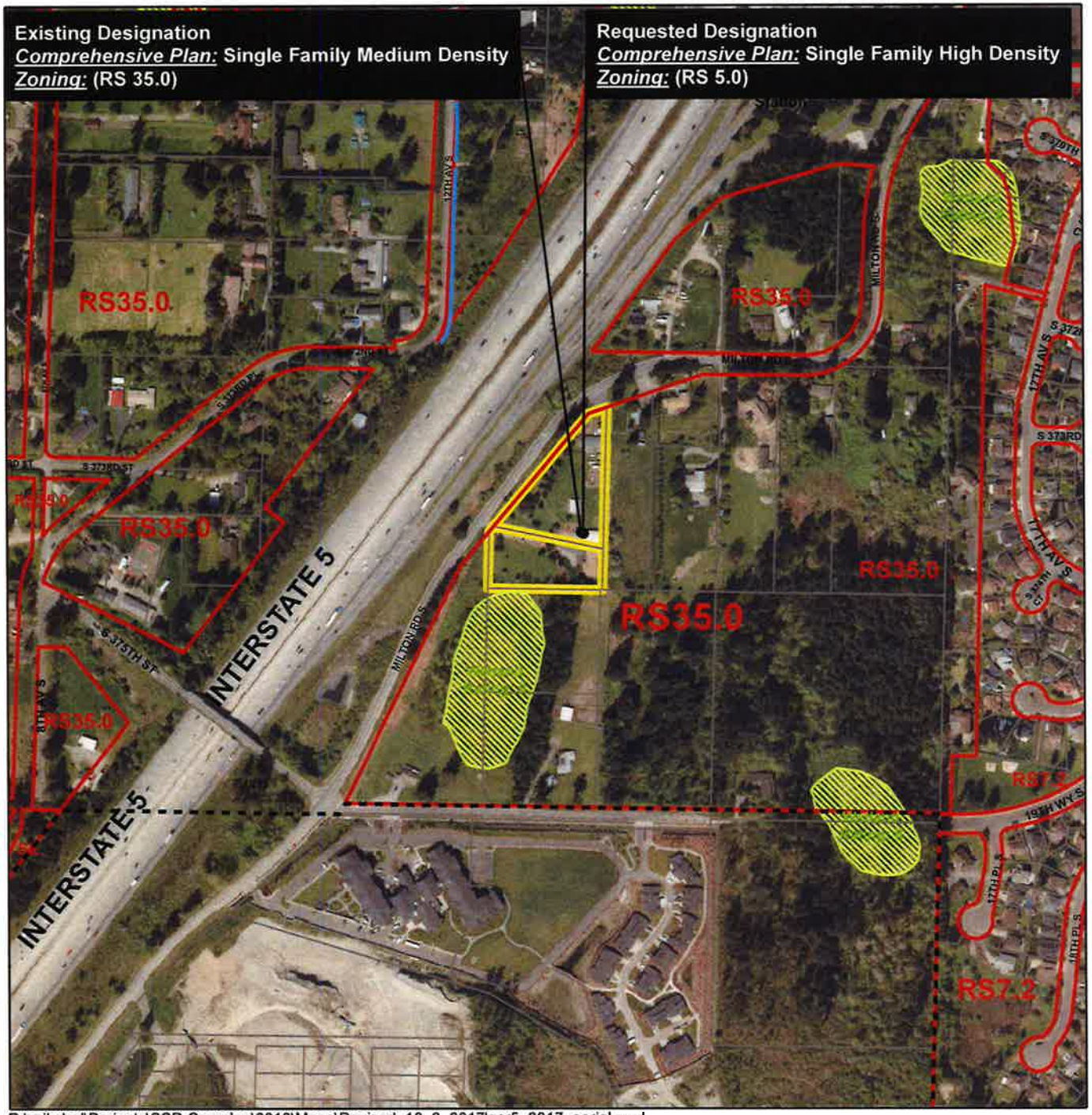

City of Federal Way

2017
Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Neether
Site Specific Request #5

EXHIBIT L

Legend

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

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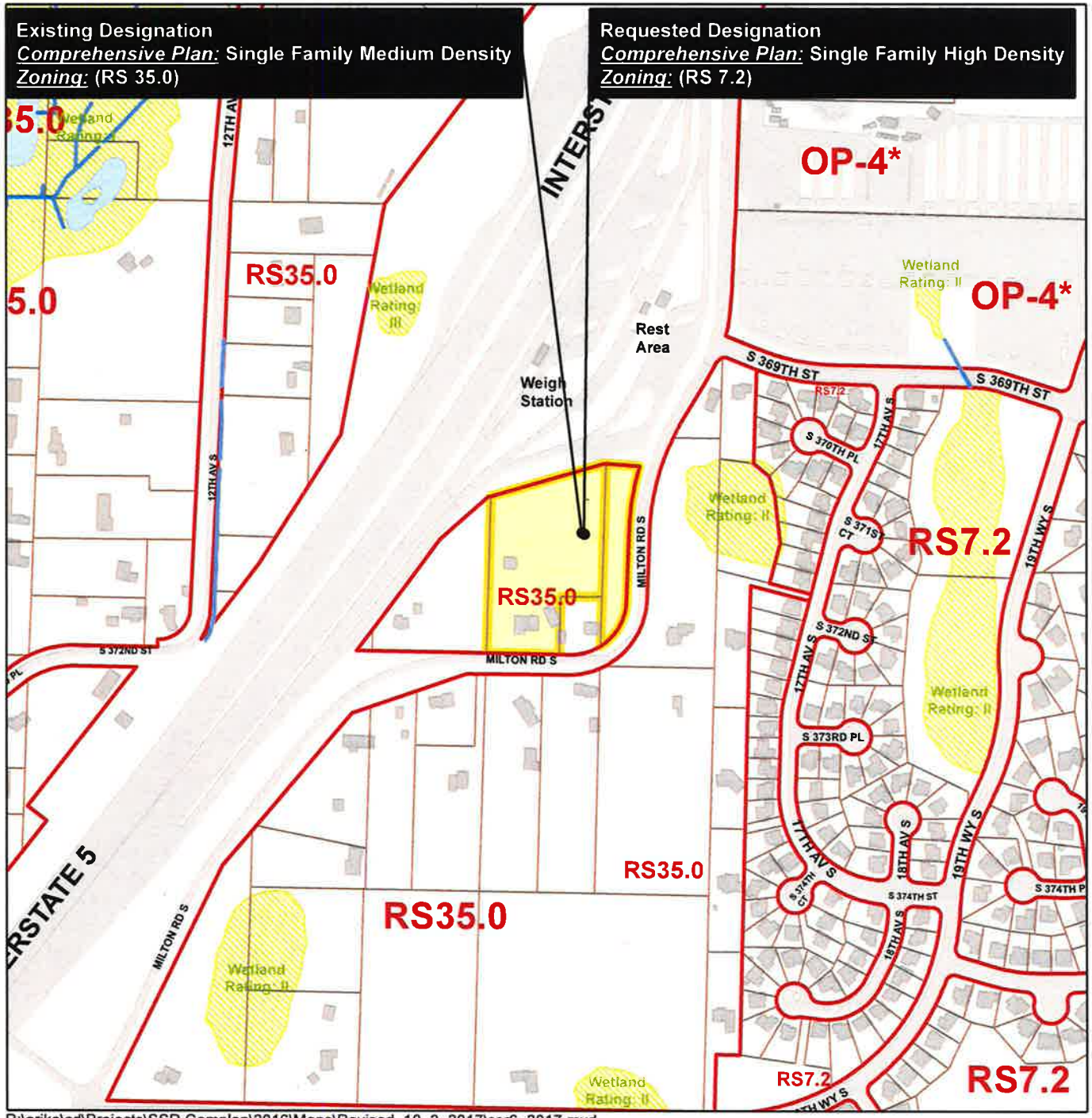

City of Federal Way

2017
Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Otteson
Site Specific Request #6

EXHIBIT M

Legend

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

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City of Federal Way

2017
Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Otteson
Site Specific Request #6

EXHIBIT N

Legend

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

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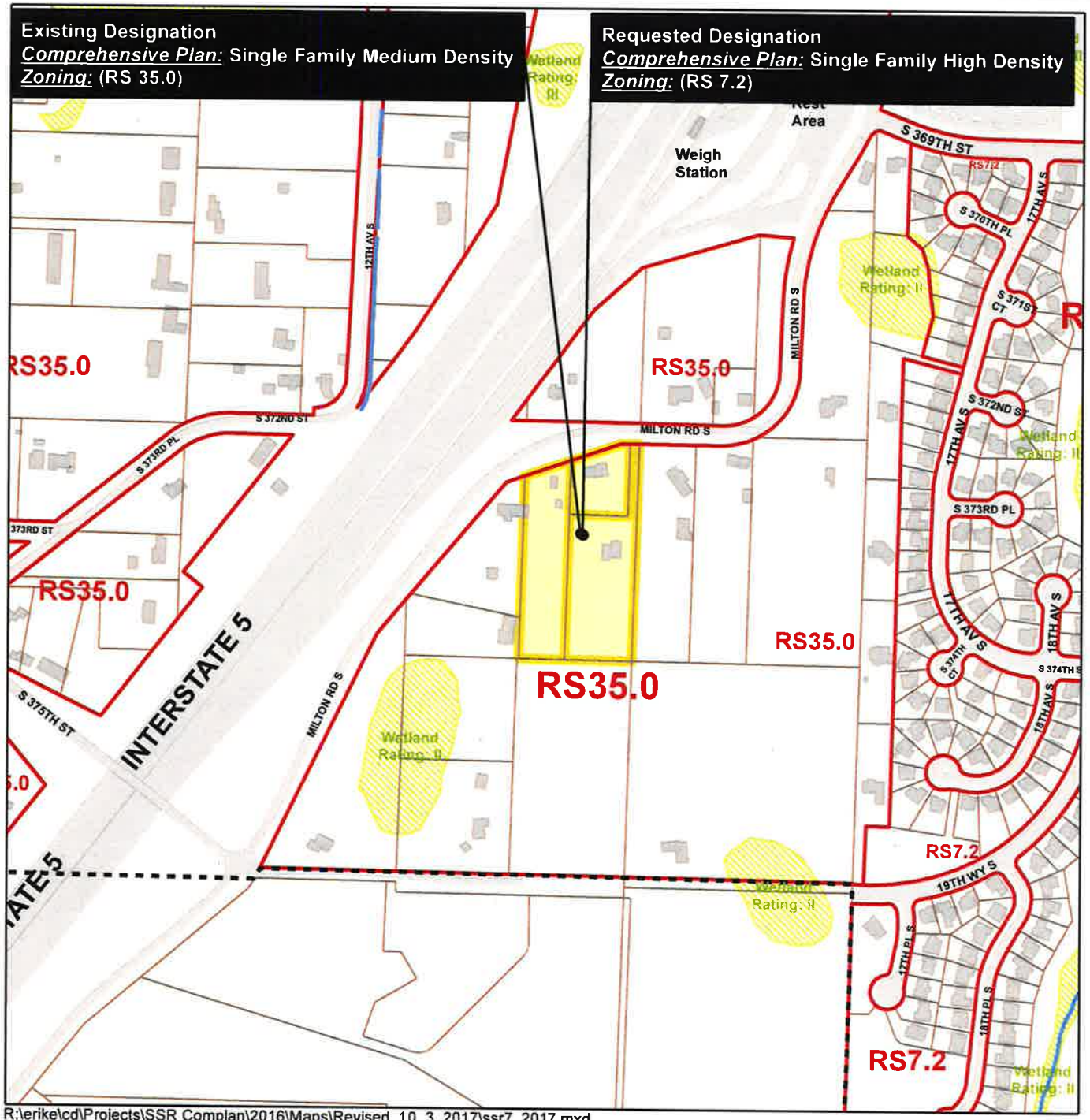

City of Federal Way

2017
Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Beard
Site Specific Request #7

EXHIBIT 9

Legend

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

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City of Federal Way

2017
Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Beard
Site Specific Request #7

EXHIBIT 7

Legend

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

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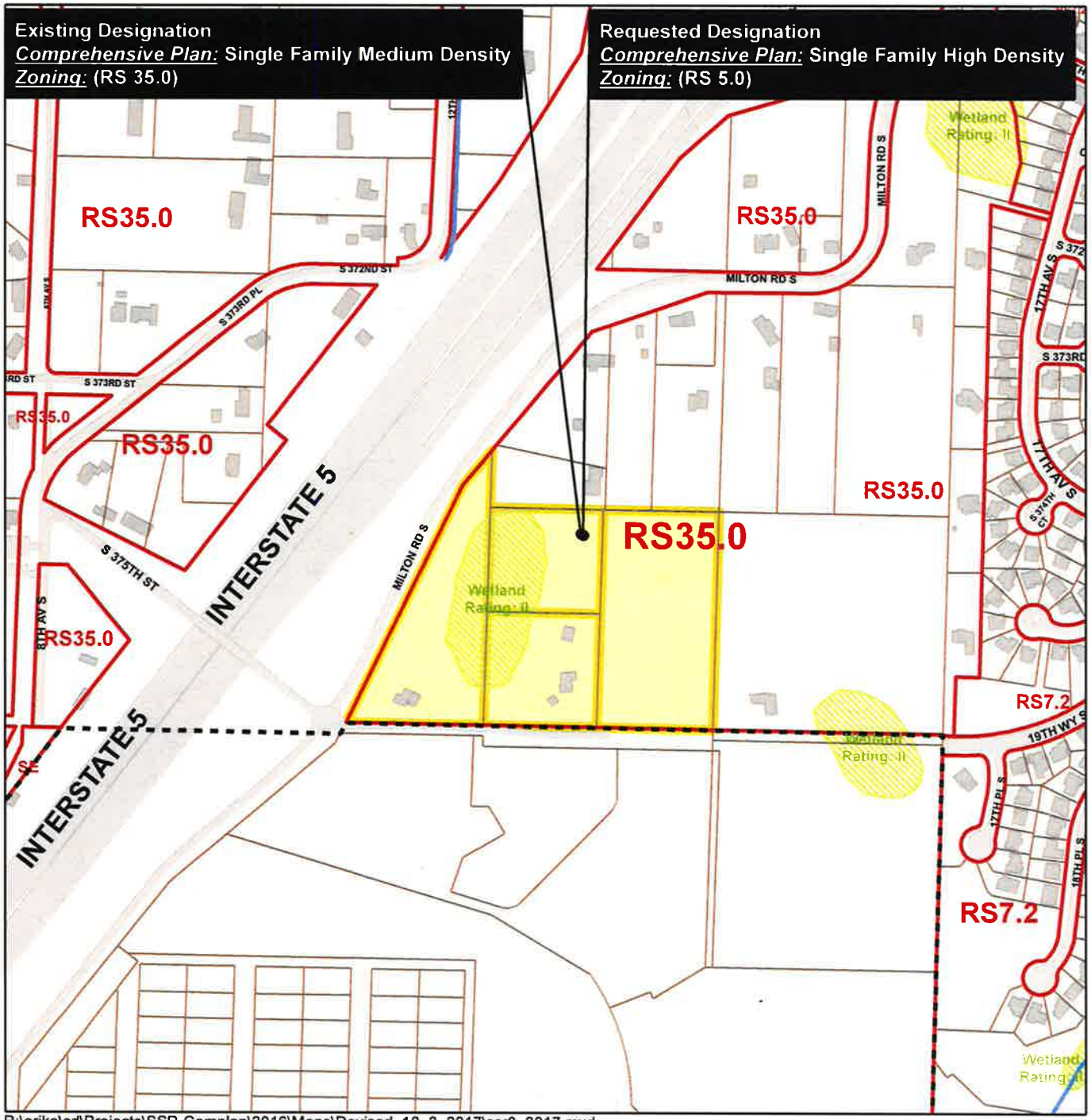

City of Federal Way

2017
Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Ellingson
Site Specific Request #8

EXHIBIT

Legend

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

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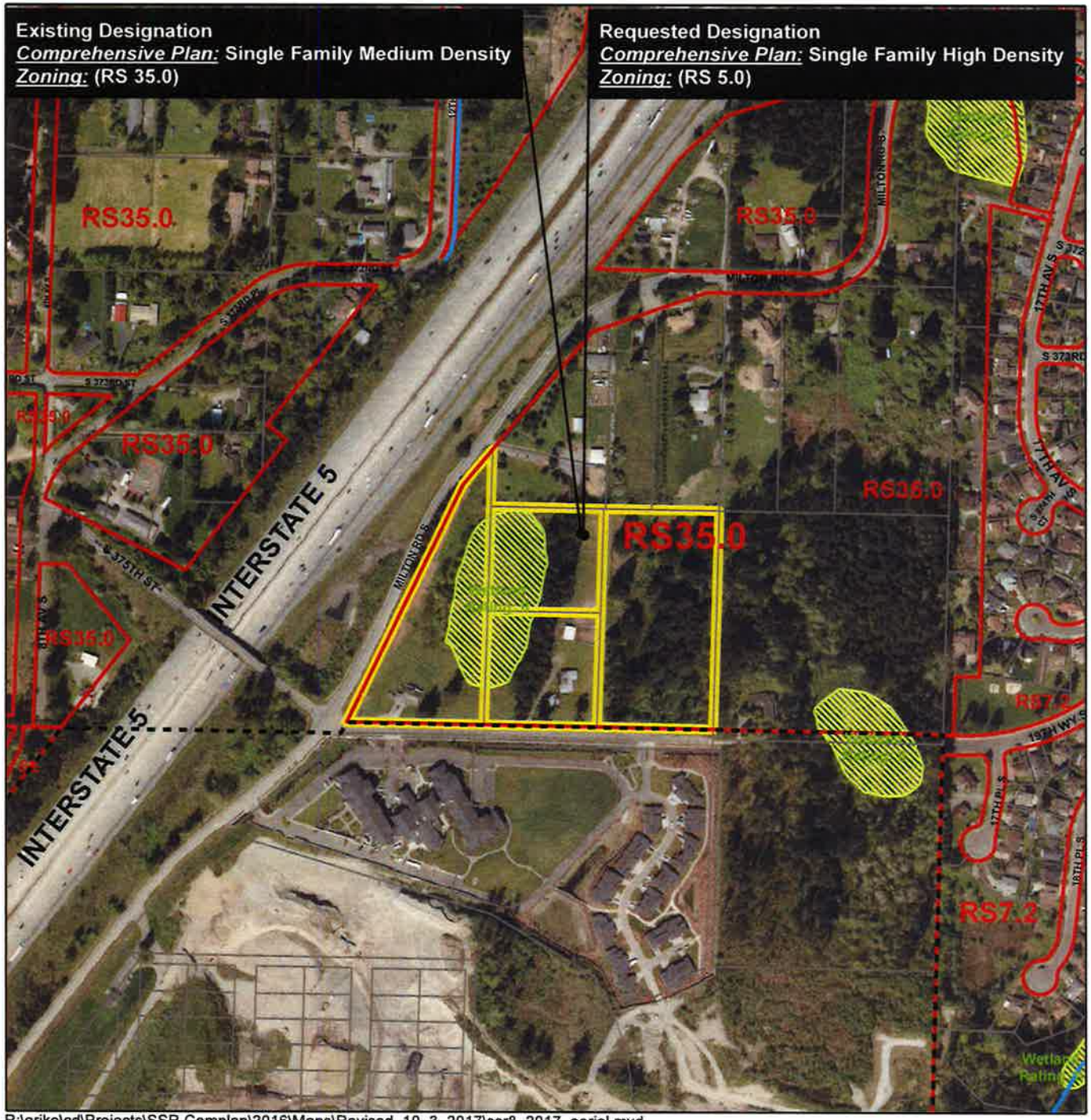

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City of Federal Way

2017
Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Ellingson
Site Specific Request #8

EXHIBIT
R

Legend

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

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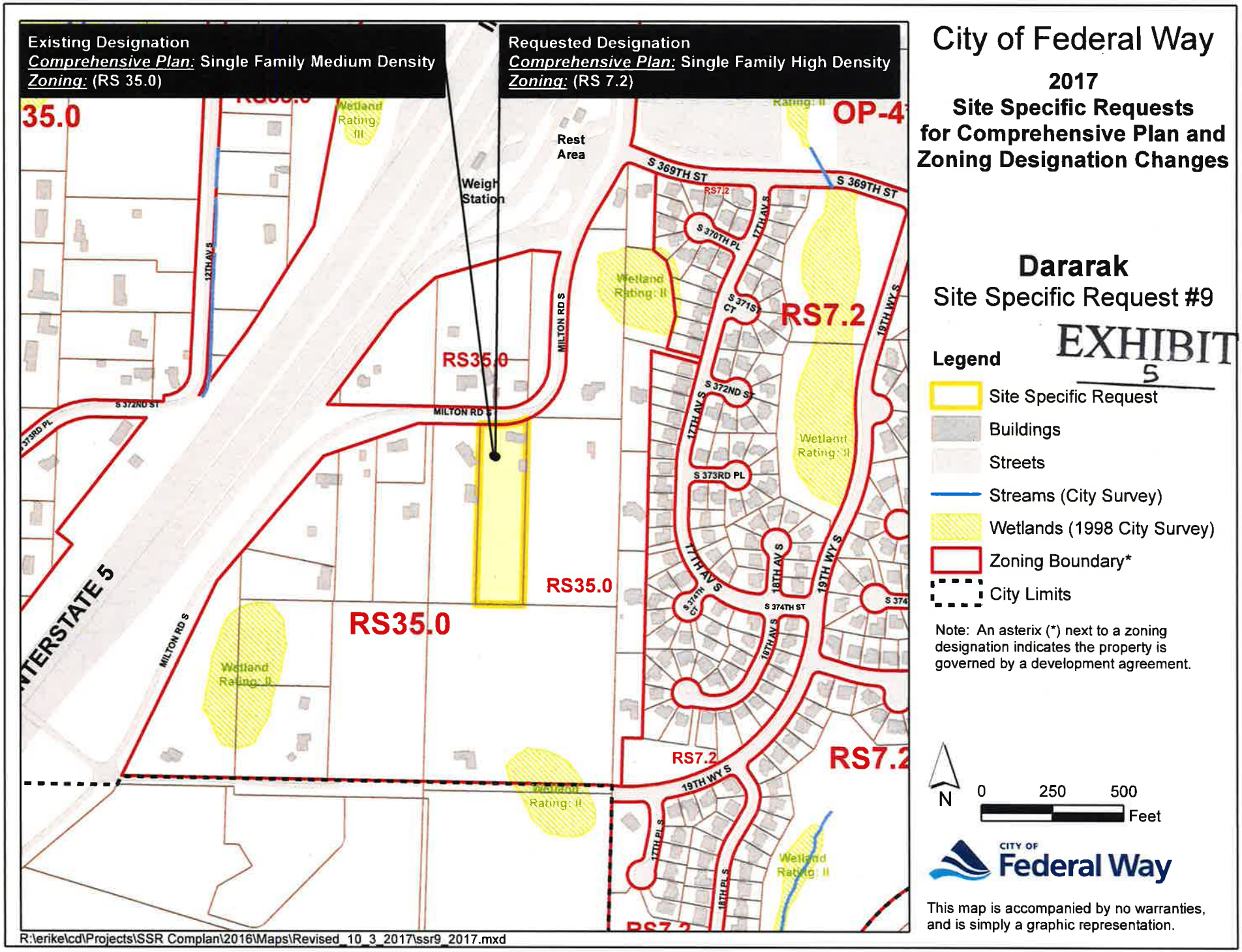

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City of Federal Way

2017 Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Dararak

Site Specific Request #9

EXHIBIT 5

Legend

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

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

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CITY OF Federal Way

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City of Federal Way

2017 Site Specific Requests for Comprehensive Plan and Zoning Designation Changes

Dararak
Site Specific Request #9

EXHIBIT T

Legend

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

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

N

0 250 500 Feet

CITY OF Federal Way

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

EXHIBIT
U

Margaret Clark

From: Mark Spaur <MarkSpaur@KennedyJenks.com>
Sent: Wednesday, October 18, 2017 4:03 PM
To: Margaret Clark
Cc: zanyban@hotmail.com; rvond@comcast.net; cleary4@comcast.net
Subject: Comments to DNS and SEPA checklist for 2017 Comprehensive Plan Amendments.
Attachments: Non Project Form.pdf

Margaret –

Please accept these comments to the DNS and SEPA checklist. Please forward these comments to the City Clerk, if needed.

1. On Item 5. a. of the SEPA checklist, I have observed deer, rabbits, raccoon, possum and mountain beaver in the area of Site-Specific Requests #4-9. Please include in the revised checklist.
2. Part D. Supplemental Sheet for Nonproject Actions doesn't conform to state guidelines for a nonproject review form. Please refer to http://www.ecy.wa.gov/programs/sea/sepa/nprf61902.htm. I have attached a sample PDF of the sheet. The supplemental sheet fails to address the following requirements:
    a. Environmental Overview – "Include the type and degree of likely changes such as the likely changes in development and/or infrastructure, or changes to how an area will be managed."
    b. Regulatory Framework – "Identify any potential impacts from the proposal that have been previously designated as acceptable under the Growth Management Act (GMA), chapter 36.70A RCW."
    c. Public Involvement – "Identify agencies with jurisdiction or expertise, affected tribes, and other known stakeholder groups whose input is likely to be specifically solicited in the development of this proposal." Identify agencies with jurisdiction or expertise, affected tribes, and other known stakeholder groups whose input is likely to be specifically solicited in the development of this proposal." There are stakeholders that should be consulted and worked with such as the Friends of the East Hylebos when working on project specific actions.
    d. Affected Environment – "Generally describe the existing environmental landscapes or elements (e.g., character and quality of ecosystem, existing trends, infrastructure, service levels, etc.) likely to be affected if the proposal is implemented. Include a description of the existing built and natural environment where future "on the ground" activities would occur that would be influenced by the nonproject proposal." Note that the City is expected to describe how the environment would change if the rezoning takes place. "Note: When complete, this section needs to provide information on existing conditions for the elements of the environment discussed in sections 8 and 9. A list of both the built and the natural elements of the environment is found in WAC 197-11-444"
    e. Key Issue Assessment – "List the identified key issues or areas of controversy or concern and include a brief statement of why each is a key issue. For each item listed." There are key issues that were brought forth in the previous public hearing for Site-Specific Requests #4-9 – protection of the existing wetlands, protection of the slopes for erosion control, and protection of significant trees. Also noted was protection of the waters of the state from those wetlands to the Hylebos system on Site-Specific Requests #4-9.
    f. Proposed Nonproject Action or Alternative Actions – The supplemental sheet fails to address mitigation measures for impacts that would occur with these zoning changes.

In summary, I am requesting that item 5 a. of the SEPA checklist be amended and the Supplemental Sheet for Nonproject Actions be totally revised to conform to state guidelines and written in the spirit which the form is intended by considering the impacts to the environment by the rezoning and development of the project areas. Please call me at 253-709-8145 if you have any questions about these requests or would like to discuss this further.

Thanks for your time and consideration.

Mark Spaur
37611 17th Pl S.
Federal Way, WA 98003

EXHIBIT

Roger and Jayne vonDoenhoff
1414 S. 376th St.
Federal Way, WA 98003-7506
RE: SEPA-Related Comments on 2017 Amendments to the Federal Way Comprehensive Plan: File # 16-105017-UP, #16-104838-UP, #16-105015-UP, #15-105016-UP, #16-105019-UP, #16-105020-UP, #16-105022-UP
October 18, 2017

TO:
Mayor Jim Ferrell
Lydia Assefa-Dawson
Bob Celski
Susan Honda
Jeanne Burbidge
Mark Koppang
Martin A. Moore
Dini Duclos
Robert "Doc" Hansen, Planning Manager
Margaret Clark, Principal Planner

Dear Mayor, Council, and Planning Department:

We feel that the Federal Way Comprehensive Plan should draw distinctions between environmentally sensitive areas, where development density should be limited, and less sensitive areas where higher densities could potentially be permitted. The current CP (Introduction and Section 2.7) identifies Spring Valley as one of two highly sensitive areas that should be limited to Suburban Estates zoning (1 house per 5 acres).

Obviously, the current zoning in this area of RS35.0 exceeds that density. The currently built-out density is approximately 1 house per 2 to 3 acres, and we already have significant traffic problems; there are huge backups at 5th Avenue and Porter Way at rush hour, and the Wild Waves traffic creates a mess at Milton Rd. S. and Enchanted Parkway at Wild Waves closing time. When this area is built out to the CURRENT zoning, there will be huge impacts to lighting, noise, traffic, and especially drainage and wetlands that will be very difficult to mitigate. In addition, the changes to the CHARACTER of the neighborhood cannot be mitigated. We would like to point out that the applicants for this zoning change are all people who don't live here, or who don't plan to live here if/after their up-zone applications are approved. It is nearly impossible to imagine any way to mitigate the impacts of an up-zone beyond RS35.0 that would make sense and preserve the ecology and character of the area in any meaningful way.

The SEPA review for these up-zone application has now been completed, and it defers the analysis of virtually all the environmental impacts based on these up-zones being "non-project actions". In reality, that amounts to tacit approval for increasing the density of the area **with no environmental review.** If these applications are approved at this point, then when specific development plans are submitted, the developers will be able to make the argument that the density they are proposing has already been approved by zoning, even though the impacts of the higher density on the area will not have been assessed. **That makes no sense!**

The current zoning designation provides for PLENTY of development and its impacts, and it should definitely be the MAXIMUM LIMIT for the foreseeable future. Any up-zone beyond RS35.0 would be ridiculous from a resident point of view, much less the 4 steps BEYOND RS 35.0 that is being requested.

The Comprehensive Plan and the amendment process cannot amount to "allow high density everywhere". Spring Valley should remain relatively low density to protect the Hylebos, the wetlands, the character of the area for the residents, and the ecologically sensitive area that it is.

Thank you for this process and for the opportunity to comment.

Roger and Jayne vonDoenhoff

1414 S. 376th St.

ADDITIONAL CORRESPONDENCE

EXHIBITS W-Y

EXHIBIT
W

To:

Mayor Jim Ferrell

Lydia Assefa-Dawson

Bob Celski

Susan Honda

Jeanne Burbidge

Mark Koppang

Martin A Moore

Didi Duclos

Robert Hansen, Planning Manager

Margaret Clark, Principal Planner

Dear Mayor, Council, and Planning Department,

I feel that the Federal Way Comprehensive Plan should not be amended to allow for a High Density Build out. There are very few areas of Federal Way that have retained its natural, and historic, settings. Piece by piece Federal Way unique landscape is disappearing and a concrete jungle seems is emerging.

There are numerous environmental reasons to oppose this mass rezoning of High Density Housing.

I fear the Conservancy land on 8th Ave. S. will suffer greatly, due to high slope erosion, sediment pollutions, Night Light Pollution, inconsistent water flow, an extremely large increase in population, and the added traffic it would bring.

The loss of connectivity from the Class III wetlands in jeopardy, and their tributaries, to the East Branch of the Hylebos, will result in the creeks failure. If this creek fails it will destroy habitat for the International Flight Pathway. Hundreds of species of birds will have no place to feed and rest, and to get fresh water. I myself have witnessed Deer, Heron, Canadian Geese, Red Tailed Hawks, Eagles, Beaver and Frogs in this area.

There is a Tribal cemetery located next to the Gethsamane property. Many archeological studies need to be done before any development should begin. I urge the Council to reach out to the Puyallup, Tulalip, and the other 14 tribes that claim to have people buried here. We must have respect for our Native people and their ways.

The Conservancy land was purchased to preserve the Hylebos for the Spring Valley area. As you know the salmon fingerlings are release by the Puyallup tribes. Spring Valley area is one of two highly sensitive areas. It is critical that these areas be limited to Suburban Estates zoning. (I house per 5 acres). What happens up stream, determines what happens downstream.

As per the SEPA: The Supplemental Sheet for Non- Project Actions does not conform to State Guidelines for a Non-Project Review Form. I recommend that the SEPA checklist be amended and the Supplemental Sheet for Non-Project Actions be thoroughly revised to conform to state guidelines. To disregard safeguards to our waterway and the importance it serves in our community, would seem a most negligent act. Please do what is in your power to preserve this area from a massive build out of high density homes and industrial/commercial zoning. The environment is a factor in proper planning and development, and should be included in the SEPA Checklist.

Creating a road through the Regency Woods area, will again have a great impact on the Hylebos Waterway. The removal of critical tree buffers serves the entire community. Interstate 5 is loud 24/7. Without the trees, numerous neighborhoods to the East of these rezone properties will feel their absence. Wild Waves will build higher, and that means louder than ever. I live in one of these neighborhoods. I can vouch for the desperate need to keep our residential air as clean as possible. Several buffers have already been removed in the last few years. There is a Significant Tree Ratio for every City that should be a part of this equation. Removing our air purifiers, only to replace with mass homes, excessive traffic and pollutants, is not the right thing to do for these critically sensitive lands.

I thank you kindly for your thoughtful consideration going forward.

Sincerely

Suzanne Vargo

EXHIBIT
X

Margaret Clark

From: Gone From Northlake <nlicfw@gmail.com>
Sent: Friday, October 20, 2017 4:56 PM
To: Margaret Clark
Subject: Comments for Rezone of Properties New Milton

I would like to be able to continue my comments for consideration to submit more information later this evening.

I would like a non project action submit form to be completed revised so it complies with state guidelines.

The SEPA checklist is inaccurately filled out.

Thank you

Julie Cleary

SIENA
ENGINEERING GROUP, INC.

EXHIBIT
Y

Margaret Clark
Principal Planner
City of Federal Way

NO CONFLICT

RE: Comprehensive Plan 2017 City of Federal WAy

Dear: Ms Clark,

As authorized representative of Daniel McGeough, Senior Tech Project Management, AT&T Corp. (Long Haul), Siena Engineering Group has reviewed the project documents submitted and offer the following response to your inquiry dated 10/23/17 regarding the above referenced project.

After reviewing your project location maps, please be advised that AT&T Network services has no active facilities (Transcontinental Fiber Optics Lines) that may be in conflict with your improvement plans,

Thank you for notifying AT&T of the pending project referenced above. Notification of future proposed work in Washington should be directed to:

Hard Copies to: **AT&T INQUIRIES**
Attn: Siena Engineering Group
11241 Willows Rd #130
Redmond, WA 98052

Electronic Copies to: **Roberta.anderson@sienaengineeringgroup.com**

Should you have any questions or concerns regarding this project, please contact Project Manager with Siena Engineering Group at (425) 896-9839.

Please Note
AT&T Drawings are Proprietary Information Pursuant to Company instructions–This Office does not distribute drawings for Pre–Planning and Design Engineering purposes.

Please contact your local City, County, Utility Notification Center or AT&T On-Site Plant Protection workforce to determine AT&T facility locations prior to contacting AT&T Engineering. If you are referred to our office because of a possible conflict with AT&T lines, we will confirm and provide you with the appropriate drawings and pertinent information required to avoid a conflict with AT&T lines prior to the start of your construction project.

Sincerely,

Roberta Anderson

Siena Engineering Group

CITY OF FEDERAL WAY
PLANNING COMMISSION
Special Meeting

October 25, 2017
6:30 p.m.

City Hall
City Council Chambers

MEETING MINUTES

Commissioners present: Lawson Bronson, Hope Elder, Wayne Carlson, Diana Noble-Gulliford, Dawn Meader McCausland, and Dale Couture. Commissioners absent: Tom Medhurst (ex), Tim O'Neil (ex), and Anthony Murrietta (ex). City Staff present: Community Development Director Brian Davis, Planning Manager Robert "Doc" Hansen, Principal Planner Margaret Clark, Traffic Engineer Rick Perez, Deputy City Attorney Mark Orthmann, and Administrative Assistant Tina Piety.

CALL TO ORDER

Chair Bronson called the meeting to order at 6:30 P.M.

Commissioners were asked if they had any ex-parte communication regarding the topic of the public hearing. Commissioner Noble-Gulliford stated she has spoken to Mark Freitas (an applicant), but the communication was general in nature. She has also spoken with Julie Cleary (an applicant) and Suzanne Tone, but it was also general in nature. Chair Bronson stated he knows Mark Freitas, but they have not spoken about this issue. Chair Bronson asked if there was any objection to the Commissioners in question participating in the public hearing. Hearing none, Chair Bronson and Commissioner Noble-Gulliford will participate in the hearing.

COMMISSION BUSINESS

Public Hearing – 2017 Comprehensive Plan Amendments

Chair Bronson opened the public hearing. Principal Planner Clark delivered the staff presentation. There are nine site-specific rezoning requests. She went over each of the site specific requests. Chair Bronson opened the public testimony.

Loren Neighbors – He owns property in the Milton Road area where six property owners (requests 4 – 9) have requested a rezone. He and his wife are opposed to rezoning in this area. He had property in Brittany Lane/Regency Woods that was one of the buffer lots. He sold that property and moved to his current property. He stated that buffer lots were required when Brittany Lane/ Regency Woods were built. They were required because of the lots next door. He told Ms. Clark that he would be interested in rezoning as well, but only if the other rezones are adopted. If they are adopted, he intends to sell his lot and move out of the area.

Mark Spaur – He lives in one of the buffer properties between the requested rezone properties and Regency Woods. His remarks are about the SEPA process and is opposed to requests 4 – 9. He provided written comments and they are attached. He requests the city revise the SEPA checklist to conform to the guidance of the state. He also requests the city to consider the following if the rezone for requests 4 – 9 is granted:

"1. Make a study on the impact to Hylebos Creek Basin and Conservation flow control Area. Estimate the increase in impervious surfaces that would be constructed with the height density single family housing and road improvements that would be required for high density housing development and project the impact stream flow quantity and quality in a watershed that supports endangered Salmon.

"2. Complete a projection of the road and traffic improvements that would be needed to accommodate the 200 or more homes that could be built with this zoning change beyond what is included in the report to the commission including a concurrency study."

Roger von Doenhoff – He lives south of requests 4 – 9. He questions the logic of the SEPA process. Looking through the checklist, he noted most of the answers state this is a non-project action and the analysis is deferred until a project is proposed. He takes that to mean that the city will not have information to perform an analysis until a project is proposed. However, if more houses are placed on these properties that will have obvious impacts and some analysis can be done. It is his understanding that approval of the checklist means developers can move forward and apply to build houses on the lots at a higher density. At that point, the city would do a SEPA review on the impacts of the project, but what happens if the SEPA review shows that the high-density project has too many negative environmental impacts to be allowed, when the rezone SEPA said a high-density project could be done. It doesn't make sense to him to approve the up-zone without more analysis. He does recognize that the city would require mitigations to deal with the environmental impacts. It seems the process is set up to always approve any up-zone requests, since no analysis is done during the SEPA review. This area is acknowledged in the comprehensive plan as one of two of the most ecologically sensitive areas in Federal Way, but that doesn't seem to matter. He read the introduction to section 2.7 of the comprehensive plan. He requests that site-specific requests 4 – 9 not be approved. In regards to 376th, there was a right-of-way through his property that was established in 1933. They got it vacated last year. The right-of-way was supposed to be used within five years of establishment. Since it was not, they were granted the vacation.

Bob Coleman – He lives on South 376th Street. His concern is about the rezone requests, but he is more concerned that the comprehensive plan shows South 376th as a minor collector. How did we get to the point that the "punch-through" is already shown on the city's map? The effect will be to link a major arterial (Highway 161) to Milton Road (listed as a minor arterial). Anything north and south of 1-5 is an escape route for the public heading home. This would add to that and cause all kinds of problems for people in the area. He asked that the city does not take steps to punch through 376th.

Alex Ray – He wants to see the city grow. He supports rezoning requests 4 – 9. Everyone needs a place to live. The added property taxes from rezoning will help fund school rebuilding and infrastructure improvement. The new houses will create jobs for construction tradesmen in Federal Way. Furthermore, it will produce more revenue for our local businesses. The need for housing is greater than ever before and we need these houses for our future. In regards to the buffer zone, he feels it is time to change.

Edith Neether – She is one of the applicants for requests 4 – 9 and spoke in favor of the rezones. She and her husband have lived in this area since 1968. The Regency Woods and Brittany Lane areas used to be woods and a playground for their children. She spoke of all the growth she has seen in the area. On Milton Road, they now get traffic that goes to Milton, Fife, East Tacoma, and Puyallup. Brittany Lane and Regency Woods have their own roads with lights. When she wants to get out of her driveway in the afternoon, she has to wait for some 17 to 20 cars before she can pull out. There are more people moving to the area and they need housing. They pay high taxes on the buffer zone property. She doesn't understand why the city disapproves of more housing that will bring in taxes.

Suzanne Vargo – She spoke in opposition of rezone requests 4 – 9. She spoke about the Hylebos and its importance to our environment and health. This would mean a build-out of the upper level of the east branch that connects the Hylebos to the highly sensitive areas at Spring Valley. Connectivity is the key to our watershed and our watershed trumps everything. It is our survival. She named a number of environmental reports for the area that state a number of recommendations must be in place in the area to ensure the longevity and functionality of the Hylebos. She stated the city staff and council have not taken these reports and recommendations into consideration. She encouraged the staff, commission, and council to take these documents into consideration. Allowing high density building in this area would likely be the end of the Hylebos. Our city should accept this diverse land and work within its limitations. She asked that the significant tree ratio be in place if the rezone requests are granted. Trees are necessary for our survival. Removing trees will have immediate and detrimental effects on the Hylebos. Erosion and sedimentation pollution will greatly affect the salmon habitat. She asks that the council reject these rezone requests (4 – 9, and Campbell request) and concentrate on preserving our sensitive areas and encouraging community stewardship.

Julie Cleary – She stated that Indian tribes do not reply within 30 days. They meet irregularly and must meet to make decisions. She noted that on the King County parcel viewer, the Lloyd's Sand and Gravel Pit is zoned multifamily. The Milton comprehensive plan has the area zoned PD (planned district), but she does not know the specifics, other than they have some kind of plan. The area should be studied as a whole. There needs to be a lot more study of the area. Milton's 2020 Vision talks about a possible interchange in the area (in coordination with Federal Way).

Sandra Kramer – She lives in Snohomish, but is a partial owner of one of the parcels that is part of requests 4 – 9. She has watched the development in her neighborhood and has seen the need for a well thought out comprehensive plan to address the issues. Development in the area is inevitable, but she assumes there will be a thoughtful comprehensive plan process. She supports the requested rezones.

Nick Semenyuk – He lives on 372nd Street and is owner of one of the parcels that is part of requests 4 – 9. He spoke in favor of the rezones. His concern is that with parcels spread so far apart, there is high crime in the area. Not long ago, when his wife was home alone, she heard a noise; it turned out to be someone was trying to break in. Neighbor cannot see neighbor. His mailbox is vandalized on a regular basis. It is nice to have a large lot with room. But we live in the 21st Century. Lifestyle has changed. People will have to travel less to work, which will decrease traffic.

Arnold Ellingson – He is the owner of one of the parcels that is part of requests 4 – 9. He knows all of those in the rezone. He stated that 376th was supposed to go through when the retirement center went in, and he doesn't know why it didn't happen. He has owned 13 acres in the area since 1990. Most of the owners are older and want to sell their property and move on. He noted that Lloyd's is up for sale and they plan to build a 20 acre building. They will redo the road all the way through Milton. It has already been surveyed. There will be a light at 376th.

Richard Beard – He is also an owner of one of the parcels that is part of requests 4 – 9. He feels it is ironic that people are voicing their opinions in the negative. He feels that if someone had given them the opportunity 25 years ago to develop the neighborhood they live in, they would have taken it. There is a large demand for housing in the area. There are some six subdivisions going up in Milton and Edgewood. There is one on the west side of Edgewood that is almost completed and he expects it will increase the traffic in their neighborhood. With Lloyd's developing there will be even more traffic. With the bend in Milton, every couple of months there is an accident there. He feels it needs to be straightened. He wants others to be able to enjoy the lifestyle he has; close to the city with easy access to the freeway. He asks the rezone requests be granted.

Pam Otteson – She is an owner of one of the parcels that is part of requests 4 – 9 and spoke in favor of the rezones. She has lived in the area her whole life. She stated that they used to ride horses throughout the area. Their property doesn't touch the Hylebos. This is not Spring Valley; that is on the other side of the freeway. The bottom line is people need a place to live and we want to give it to them.

Commissioner Elder asked Traffic Engineer Perez to inform the Commission about the plans for the 376th extension. Traffic Engineer Perez explained that the 376th extension has been in the area's comprehensive plan from before the city incorporated. Connectivity is the reason. Our comprehensive plan states that with urban density, one should have a collector street about every quarter to half mile. The extension for 376th is still in our comprehensive plan on the assumption it will eventually be needed.

Commissioner Noble-Gulliford stated that a couple of speakers addressed concerns regarding the SEPA checklist and it not being applied as they felt it should be. When the city does a comprehensive plan update or revision they usually do an environmental impact statement (EIS). How does staff decide whether or not to do an EIS? Principal Planner Clark replied that the city has not done an EIS on the comprehensive plan since the original one in 1995. The Department of Commerce has not told the city we are doing the checklist inappropriately. The city is consistent with other jurisdiction on the use of the SEPA checklist. Commissioner Noble-Gulliford asked what was done for the city center? Principal Planner Clark replied that was a planned action SEPA, which is different. All the impacts are analyzed up-front, so when a proposal comes in that complies with the planned action SEPA; it does not have to go through a full SEPA review. Commissioner Noble-Gulliford isn't that what the owners in the requests 4 – 9 area are asking for? Planning Manager Hansen commented that there are a lot of alternatives that can occur. But these are nonproject actions, which are treated differently. If there was a specific proposal, all of the environmental impacts would have to be evaluated.

Commissioner Carlson commented that he has done SEPA reviews and has authored EIS, etc. He stated he has confidence staff used the correct process and analysis. A planned action EIS is very expensive to do. What city did is consistent with SEPA. Jurisdictions handle them a little differently. He disagreed with the rational from many of those in opposition. He stated he is opposed to rezone requests 4 – 9, because he feels there should be a variety of densities throughout the city.

Commissioner Noble-Gulliford asked regarding the Campbell request, does density averaging apply. Principal Planner Clark replied that it does not.

Commissioner Meader McCausland asked if there is any information about the location of the proposed light rail in this area. Director Davis replied that no plan has been adopted as yet.

Commissioner Carlson *moved* adoption of the recommendations as presented by staff; Commissioner Meader McCausland *seconded*. There was no further discussion. The vote was unanimous and the motion *carried*.

Chair Bronson closed the public hearing.

ADJOURN

The meeting was adjourned at 8:00 P.M.

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Federal Way, WA 98003

Jim Farrell, Mayor
Federal Way City ~~Council~~ PLANNING COMMISSION
Margaret Clark, Senior Planner

25 October 2017

RE: 2017 Comprehensive Plan Amendments, Site-Specific Requests #4-9 - Johnson, Neether, Otteson, Beard, Ellingson, and Dararak, SEPA checklist.

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, "requires all governmental agencies to consider the environmental impacts of a proposal before making decisions." Concerning the Use of Checklist for Non-Project Proposals:

"Non-Project actions are governmental actions involving decisions on policies, plans, or programs containing standards for controlling use or modifying the environment, or that will govern a series of connected actions. Non-project action analysis provides an opportunity to analyze planned actions before projects begin and permits applications are prepared. The early SEPA analysis results in a more streamlined permitting process when a planned action does occur as the impacts have already been analyzed." Very little analysis was done prior to the SEPA checklist being issued, deferring to when projects are proposed.

However, the state gives general guidance for non-project actions, especially for land use decisions:

"The procedural requirements for SEPA review of a non-project proposal are the same as a project proposal."

"If the non-project action is a land-use decision or similar proposal that will govern future project development, the probable impacts need to be

considered of the future development that would be allowed. For example, environmental analysis of a zone designation should analyze the likely impacts of the development allowed within that zone."

Further, the RCW states, ***to the fullest extent*** possible: all branches of government of this state, shall:

(1) Include in every recommendation or report on proposals for legislation and other major actions significantly affecting the quality of the environment, a detailed statement by the responsible official on:

(i) the environmental impact of the proposed action;

(ii) any adverse environmental effects which cannot be avoided should the proposal be implemented;

(iii) alternatives to the proposed action;

(iv) the relationship between local short-term uses of the environment and the maintenance and enhancement of long-term productivity; and

(v) any irreversible and irretrievable commitments of resources which would be involved in the proposed action should it be implemented

The City of Federal Way in the SEPA checklist failed to address the environmental impact of the proposed changes in the checklist in the manner described above, preferring to defer those studies until specific projects are proposed. This approach would fail to address the cumulative effect on the environment from multiple proposals for construction in this area.

I request that the City revise the SEPA checklist to conform with the guidance of the state and address the following foreseeable impacts should the change in zoning be granted:

1. Make a study on the impact to Hylebos Creek Basin and Conservation Flow Control Area. Estimate the increase in impervious surfaces that would be constructed with the high density single family housing and road improvements that would be required for high density housing development and project the impact stream flow quantity and quality in a watershed that supports endangered Salmon.
2. Complete a projection of the road and traffic improvements that would be needed to accommodate the 200 or more homes that could be built with this zoning change beyond what is included in the report to the commission including a concurrency study.

Lastly, I support the Mayor's opposition of the Site-Specific Requests #4-9 because approval of the requested changes would be incompatible with the remaining parcels in this area. Granting this request would not be consistent with Housing Goal (HG) 1 of the Comprehensive Plan, which states "Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character." As an owner of one of those properties that is zoned RS 35.0, I do not want to live next to high density housing.

Some of the parcels designated as RS 35.0 in this area are in the boundaries of Brittany Lane or Regency Woods Developments. Their C&CRs prohibit subdividing of lots unless a majority of lot holders approved of the subdivision. This has already been tried in Regency Woods and voted down by their membership.

Thank you for your consideration.

Mark Spaur