



King County
Permitting Division
 Department of Local Services
 RTN-LS-0300
 919 SW Grady Way, Suite 300
 Renton, WA 98057
 206-296-6600
<https://kingcounty.gov/depts/local-services/permits>

Notice of Application and SEPA Notice Optional DNS/MDNS Process

(Type 1)

Project Name: Hoetger Single-family Residence	File No.: DWEL22-0025
Applicant: Jason Hoetger 15637 Eddy Creek Way Apple Valley, MN 55124-6199 (206) 913-3256 JASON@HOETGER.COM	SEPA Permit Project Manager: Christi Vogler Phone No.: (206) 477-0358 E-mail: christine.vogler@kingcounty.gov
Date Application Filed: February 14, 2022 Date Determined Complete: December 7, 2022 Date of Mailing: February 1, 2023	
Project Location: XXXXX SW Shawnee Rd., Vashon, 98070 Parcel No. 242202-9133	
Project Description: The proposal is to construct a single-family residence that will create a driveway extension to the site across a category III wetland.	
Permit requested in this application: Single-Family Residence	
Environmental review is required, and relevant environmental documents are available on-line at www.kingcounty.gov/permits, or at the above address.	
Consistency with applicable County plans and regulations: This proposal will be reviewed for compliance with all applicable King County codes including Roads Standards, Surface Water Design Manual, Zoning, Grading and Critical Areas Codes.	
Other permits not included in this application, known at this time: N/A	

King County Code requires notification of property owners within at least 500 feet of the project proposed above, so they can obtain additional information about the proposal and comment if they wish (KCC 20.20).

The Department of Local Services, Permitting Division will issue an Environmental Threshold Determination pursuant to the State Environmental Policy Act (SEPA) on this application following a **21-day public comment period** which ends on **Monday, February 27, 2023**. The responsible official has a reasonable basis for expecting to issue a SEPA Determination of Non-Significance (DNS) on this project. As such, the optional DNS/MDNS notice process is being used pursuant to WAC 197-11-355. The project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

This may be the only opportunity to comment on the environmental impacts of the proposal. Written comments on this application must be submitted to Permitting Division at the address above by the end of the comment period.

Any person wishing additional information on this proposed project should contact the Permit Project Manager at the phone number or e-mail listed above. You may also review the application and any environmental documents or studies in our Snoqualmie office or at www.kingcounty.gov/permits/.

NOTE: To request this information in alternative formats for people with disabilities please call 206-296-6600 or TTY Relay: 711.

If you wish to receive a copy of the SEPA Threshold Determination on this application, complete and return the portion below to the Permitting Division at the address above.

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Please send me notification of any official notices concerning this application. **(Please print)**

File No.:
 Name: _____ Phone No.: _____

Email Address: _____

Mailing Address (optional): _____

Note: Notifications will be sent via Email unless mail is requested



King County
Department of Permitting
Environmental Review

Residential Site Plan Template

CCC 21a.12.030

Impervious Surface Allowed _____
Bldg. Height Allowed _____

CCC 21a.12.170

Bldg. Setback From Street _____
Garage Setback From Street _____

Bldg. Setback From Interior _____

City Center validation:

- Zoning
- Site Review Not Applicable

dated Signature _____

Initials _____ Date: _____

Engineering / Drainage Approval

Signature: _____

Geotechnical Areas Approval

Signature: _____

Grading / Grading Approval

Signature: _____

Approval

Signature: _____

PROJECT INFORMATION

ADDRESS: 24426 OLD MILL ROAD SW
VASHON, WA 98070

OWNERS: JASON & MAUREEN HOETGER
15507 EDDY CREEK WAY
APPLE VALLEY, MN 55124
TEL: 206-913-3256

LEGAL DESCRIPTION

E 315 FT OF NE 1/4 OF SW 1/4 OF NE 1/4 LESS CM RIGHTS

IMPERVIOUS SURFACE

NEW IMPERVIOUS SURFACES

HOUSE & GARAGE: 5,307 SF
HOUSE + GARAGE ROOF: 8,596 SF
DECK/WALK/BALCONY: 82 SF

ADDITIONAL ROOF: 1,439 SF
PARKING: 377 SF
WALK/STOOP: 46 SF

TOTAL NEW IMPERVIOUS SURFACE: 13,807 SF

TOTAL IMPERVIOUS SURFACE: 13,807 SF = 6.5% OF PARCEL AREA

ALLOWED PERCENTAGE: 20%

NEW PERVIOUS SURFACE = 49,704 SF CLEARING - 13,807 SF IMPERVIOUS = 35,897 SF

LEGEND

ELECTRICITY	---
SITE SETBACK	---
AQUATIC AREA SETBACK & BUFFER	---
STEEP SLOPE & GEOTECH SETBACK	---
SITE CLEARING LIMITS	---
SITE STREAM	---
DOWNSPOUT	DS
GRAVEL DRIVE	---

SITE PLAN
1" = 80'-0"

