



**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)

<b>Project Name:</b> Yoder Clearing & Grading	<b>File No.:</b> GRDE23-0032
<b>Applicant:</b> Jeremy Dehnert 6338 MT BAKER HWY Deming, WA 98244	<b>SEPA Permit Project Manager:</b> Christi Vogler, PPM II <b>Phone No.:</b> (206) 477-0358 <b>E-mail:</b> <a href="mailto:christine.vogler@kingcounty.gov">christine.vogler@kingcounty.gov</a>
<b>Date Application Filed:</b> April 12, 2023 <b>Date Determined Complete:</b> May 10, 2023 <b>Date of Mailing:</b> June 29, 2023	
<b>Project Location:</b> XXXXX Landers Rd SW, 98070 <b>Parcel No.</b> 142202-9032	
<b>Project Description:</b> The property owner is proposing to remove 10,680 board feet of lumber and create access to parcel No. 142202-9069.	
<b>Permit requested in this application:</b> Clearing & Grading Permit	
<b>Environmental review is required, and relevant environmental documents are available on-line at <a href="http://www.kingcounty.gov/permits">www.kingcounty.gov/permits</a>, or at the above address.</b>	
<b>Consistency with applicable County plans and regulations:</b> 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.	
<b>Other permits not included in this application, known at this time:</b> None at this time	

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, July 24, 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/](http://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.:** GRDE23-0032

Name: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Email Address: \_\_\_\_\_

Mailing Address (optional): \_\_\_\_\_

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



**Residential Site Plan:** COVER

Ref: KCC 21a.12.030  
 Max. Impervious Surface Allowed 25%  
 Max. Bldg. Height Allowed 40'

Ref: KCC 21a.12.170  
 Min. Bldg. Setback From Street 20'  
 Min. Garage Setback From Street 20'  
 Min. Bldg. Setback From Interior 5'

Permit Center validation:  
 Zoning  
 Site Review Not Applicable

Validated Signature \_\_\_\_\_  
 Login Initials \_\_\_\_\_ Date: \_\_\_\_\_

**Engineering / Drainage Approval**

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Critical Areas Approval**

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

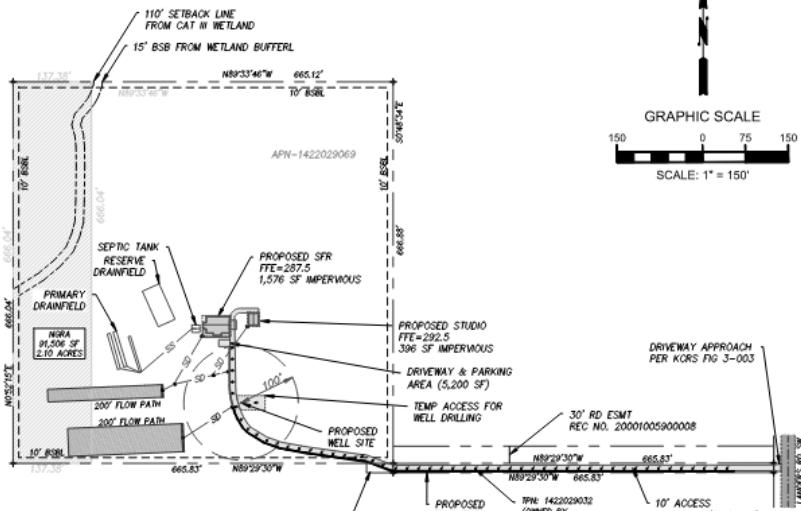
**Clearing / Grading Approval**

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Fire Approval**

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**LEGAL DESCRIPTION**  
 SW 1/4 OF NE 1/4 OF SW 1/4 E 16.5 FT FOR RD



APN-1422029069

**UTILITY DISTRICT INFORMATION:**  
 WATER: KC WATER DISTRICT#9  
 SEWER: PRIVATE  
 FIRE DISTRICT: YASHON ISLAND FIRE AND RESCUE

**PROPOSED IMPERVIOUS SURFACE AREAS:**  
 SFR ROOF (W/OVERHANG) - 1,576 SF  
 STUDIO ROOF - 396 SF  
 DRIVEWAY W/APPROACH (UNCOVERED) - 11,750 SF  
 IMPERVIOUS TOTAL - 13,722 SF (3% OF SITE TOTAL)

**PROPOSED THICKENED EDGE:**  
 TRN 1422029032 (OWNED BY APPLICANT)

**PROPOSED DRIVEWAY (6,905 SF) (2% GROSS SLOPE TO THICKENED EDGE)**

**DRIVEWAY APPROACH PER KORS FIG 3-003**

**30' RD ESMT REC NO. 20001005900008**

**10' ACCESS DRIVEWAY (6,905 SF)**

**PROPOSED WELL SITE**

**TEMP ACCESS FOR WELL DRILLING**

**DRIVEWAY & PARKING AREA (5,200 SF)**

**PROPOSED STUDIO FFE=292.5 396 SF IMPERVIOUS**

**PROPOSED SFR FFE=287.5 1,576 SF IMPERVIOUS**

**SEPTIC TANK RESERVE DRAINFIELD**

**PRIMARY DRAINFIELD**

**200' FLOW PATH**

**200' FLOW PATH**

**110' SETBACK LINE FROM CAT W WETLAND**

**15' BSB FROM WETLAND BUFFER**

**GRAPHIC SCALE**  
 SCALE: 1" = 150'

**VICINITY MAP**  
 NTS

**PROJECT DATA**  
 PROPERTY ADDRESS: 23501 LANDERS RD SW  
 YASHON, WA 98070  
 TAX LOT NUMBER: 1422029069  
 LOT SIZE: 442,134 (10.15 ACRES)  
 ZONING: RASSO

**PROJECT TEAM**  
**OWNER:** MARY YODER-WILLIAMS  
 13209 SW REDDINGS BEACH RD  
 YASHON, WA 98070  
 (206) 369-8576  
**Architect:** STEELE DESIGN  
 6338 MT. BAKER HWY  
 DENVER, WA 98044  
 (206) 304-2961  
 CONTACT: JEREMY DENHART  
**CIVIL ENGINEER:** G2 CIVIL  
 1700 NW GILMAN BLVD, STE 200  
 ISSAQUAH, WA 98027  
 (425) 821-5038  
 CONTACT: EDWARD MECUM PE  
**SURVEYOR:** PUGET SOUND SURVEYING  
 PO BOX 7470  
 TACOMA, WA 98417  
 253-326-8686  
 CONTACT: KENNETH W. VAN CLEAVE, PLS  
**SEPIC DESIGN:** HYDROLOGIC DESIGNS LLC  
 PO BOX 229F  
 YASHON, WA 98070  
 (206) 463-5431

**SHEET INDEX**

- COVER SHEET
- TESS PLAN
- STORMWATER SITE PLAN
- TESS DETAILS
- DRAINAGE DETAILS

**COVER SHEET**

Engineering Scale: 1" = 150'


Sheet 1 of 5

Permit Number: \_\_\_\_\_ Parcel Number: 1422029069 Applicant Name: MARY YODER-WILLIAMS


Site Address: 23501 LANDERS RD SW, YASHON, WA 98070

Engineering Scale: 1" = 150'

Sheet 1 of 5



**G2 CIVIL**  
 1700 NW GILMAN BLVD, STE 200  
 ISSAQUAH, WA 98027  
 PHONE: (425) 821-5038



Know what's below.  
 Call before you dig.