



**King County**

**Permitting Division**

Department of Local Services  
919 Southwest Grady Way, Suite 300  
Renton, WA 98057  
206-296-6600 TTY Relay: 711  
[www.kingcounty.gov/permits](http://www.kingcounty.gov/permits)

# Notice of Application Optional DNS Process

(Type 3)

**Project Name:** Crow's Nest at Smokerise

**File No.:** PLAT23-0003

**Applicant:** Schneider Family Homes, LLC  
6510 Southcenter Blvd., #1  
Tukwila, WA 98188  
(206) 375-55902

**DLS Project Manager:** Brian Lee, Sr. Planner  
brlee@kingcounty.gov  
(206) 477-6147

**Contact:** Hans Krove, DMP, Inc.  
726 Auburn Way N.  
Auburn, WA 98002  
(253) 333-2200

**Date Application Filed:** June 6, 2023

**Date Determined Complete:** June 20, 2023

**Date of Notice:** July 5, 2023

**Comment Due Date:** July 29, 2023

**Project Location:** xxxx 212<sup>th</sup> Ave. SE, Kent, WA, 98042 (Parcel No. 7843500730)

**Project Description:** Preliminary subdivision of approximately 13.37 acres (582,397 SF) into 47-lots for the future development of detached single-family homes, associated utility, drainage facility, and other site improvements. The subject property is zoned R-4-P (Urban Residential, 4-dwelling units per acre, Property-specific development standards).

**SEPA Environment Review:** King County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS). Adherence to the following mitigation measures that adequately address potential impacts, include:

KCC Chapter 20.12, the Comprehensive Plan, it's addenda and revisions and community subarea plans and housing report; KCC Chapter 20.14, surface water management program basin plans; Zoning Code, as adopted in KCC Title 21A; KCC Title 26, Agricultural Lands Policy; KCC Chapter 20.62, Landmarks Preservation Code; Shoreline Management Plan, as adopted in KCC Title 25; Surface Water Runoff Policy, KCC 9.04; Road Standards, as adopted in KCC Chapter 14.42; The Comprehensive Plan for Transportation, KCC 28.01.030; Comprehensive Sewage Disposal Plan, KCC Chapters 28.82 through 28.84; and the adopted Washington Department of Ecology's Best Management Practices for the Use of Municipal Sludge, etc.

The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the date noted above to Department of Local Services.

**Application and environmental documents are available on-line at [www.kingcounty.gov/permits](http://www.kingcounty.gov/permits), or Permitting Division Records Section ([permitrecords@kingcounty.gov](mailto:permitrecords@kingcounty.gov) or 206-296-6600).**

**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.

A public hearing before the King County Hearing Examiner is required for this application. Notification of the public hearing date will occur approximately 30-days prior to the scheduled hearing date. The Department of Local Services, Permitting Division will issue a report and recommendation to the Hearing Examiner two (2) weeks prior to the scheduled public hearing. Following the close of the public hearing, the Hearing Examiner will issue a written decision which may be appealed to the King County Council. Details of the appeal process will be included in the Examiner's decision.

Written comments may be e-mailed to the Permitting Project Manager. Please submit comments no later than **July 29, 2023**. If email is not an option, hard copy comments may be sent to the Permitting Division address shown above.

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 Permitting Division's Report and Recommendation and any official notices related to this project, please return the request below or e-mail the DLS Project Manager listed above.

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

File No.: PLAT23-0003 – Crow's Nest at Smokerise

Name: \_\_\_\_\_ Telephone No: \_\_\_\_\_

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

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

*This request may be submitted via email to the DLS Project Manager noted above.*

*Notice will be sent via email, unless a hard copy is specifically requested.*

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