



**King County**  
**Permitting Division**  
Department of Local Services  
35030 SE Douglas Street, Suite 210  
Snoqualmie, WA 98065-9266  
206-296-6600 TTY Relay: 711  
[www.kingcounty.gov/permits](http://www.kingcounty.gov/permits)

# Notice of Application and SEPA Notice Optional DNS/MDNS Process

(Type 3)

<b>Applicant:</b> The Conner Homes Group, LLC Attn. Dalton Smith 12600 38 <sup>th</sup> St., Ste 250 Bellevue, WA 98006 (206)349-1384	<b>File No.- Name:</b> PLAT23-0001 Moriarty  <b>Permitting Project Manager:</b> Kathlene Barnhart, Sen. Planner <b>Telephone No.:</b> (206)477-5937 <b>E-mail:</b> kbarnhart@kingcounty.gov
<b>Engineer:</b> PACE Engineers Attn. Rosanna Brown 3501 Colby Ave, Ste 101 Everett, WA 98201 (425)827-2014	<b>Date Application Filed:</b> March 23, 2023 <b>Date Determined Complete:</b> April 7, 2023 <b>Date of Mailing:</b> June 10, 2025
<b>Project Location:</b> Southeast of Lake Killarney and north of Fivemile Lake, adjacent to the intersection of 36th Place S. and S. 356th Street and directly east of the Lakehaven Utility District (Auburn) Parcel No.4045700610.	
<b>Project Description:</b> Subdivision of approximately 4.73 acres, zoned R-4 (four units per acre), into 28 lots for single family dwellings and tracts for critical areas, drainage and recreation areas. Access will be via a proposed public road to S. 356th Street. Lots range from approximately 0.08 (3,600 sf)- 0.16 (7,389 sf) acres in size. The site is currently vacant. The subdivision is proposing to use 9 Transfer Development Rights (TDR) credits KCC 21A.37.	
<b>Permits requested in this application:</b> Formal Subdivision	
<b>Application and environmental documents are available on-line at <a href="http://www.kingcounty.gov/permits/">www.kingcounty.gov/permits/</a> or at the address above.</b>	
<b>Development regulations to be used for project mitigation, known at this time:</b> King County Code 21A. (Zoning, Critical Areas, TDR), Title 9 (Stormwater), Title 13 (Water and Sewer), Title 14 (Roads) and Title 17 (Fire).	
<b>Consistency with applicable County plans and regulations:</b> This proposal will be reviewed for compliance with all applicable King County Codes, including those noted above	
<b>Other permits not included in this application, known at this time:</b> VARD24-0024; VARD25-0002	

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 **14-day public comment period which ends on June 24, 2025**. 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 Project Manager at the address above by the end of the comment period.

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.

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 on this application, email the Permitting Project Manager listed above.  
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Please send me notification of any official notices concerning this application. **(Please print clearly)**

**File No.:** \_\_\_\_\_

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

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

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

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

