



Determination of Non-Significance (DNS)

For Moriarty Plat

(File No. PLAT23-0001)

- Date of Issuance:** July 28, 2025
- Project:** 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.
- Location:** The site is located southeast of Lake Killarney and north of Fivemile Lake, adjacent to intersection of 36th Place S. and S. 356th Street, Auburn, WA
Parcel No: 4045700610
- Related County Permits:** Preliminary Plat PLAT23-0001
- Permitting Div. Contact:** Kathlene Barnhart, PPM III
phone – 206-477-5937
email - kbarnhart@kingcounty.gov
- Proponent:** The Conner Homes Group, LLC
Attn. Dalton Smith
12600 38th St., Ste 250
Bellevue, WA 98006
(206)349-1384
- Engineer:** PACE Engineers
Attn. Rosanna Brown
3501 Colby Ave, Ste 101
Everett, WA 98201
(425)827-2014
- Zoning:** R-4
Community Service Area: West King County Areas
Community Plan: Federal Way
Drainage Subbasin: Lower White River
Section/Township/Range: 27-21-4

Notes:

- A. This finding is based on review of the project site plan received 4/22/2025 (revision), revised environmental checklist received 04/22/2025, critical area

report, drainage, traffic concurrency and school walkway analysis, and other documents in the file.

- B. Issuance of this threshold determination does not constitute approval of the permit (PLAT23-0001). This proposal will be reviewed for compliance with all applicable King County codes which regulate development activities, including KCC title 21A, the International Fire and Building Codes, King County Road Design and Construction Standards, Surface Water Design Manual, and the grading and critical areas regulations.
- C. During the SEPA review period, one comment was received on the proposal with general questions and concerns regarding the project's impact on them, including property values.

Threshold Determination

The responsible official finds that the above described proposal does not pose a probable significant adverse impact to the environment when viewed in the context of existing regulations and other available authorized mitigations. This finding is made pursuant to RCW 43.21C, KCC 20.44, and WAC 197-11 after reviewing the environmental checklist and other information on file with the Permitting Division and considering mitigation measures which this agency or the applicant will implement as part of the proposal. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal.

This Permitting Division will not require any additional mitigation measures under SEPA beyond that which is stipulated by existing codes and regulations.

This determination is issued pursuant to the optional DNS/MDNS process in WAC 197-11-355. A joint Notice of Application and SEPA comment period was initially published on May 10, 2023, with comments accepted through June 2, 2023. However, the notification process was not fulfilled due to the SEPA notice not being posted on the Department of Ecology's online portal. To address this, staff issued a second joint Notice of Application and SEPA comment period, which was published on June 10, 2025, with comments accepted through June 24, 2025. No further comment period will be provided. The lead agency will not take action on the proposal for 24 days from the date of this determination.

Comments and Appeals

Written comments or any appeal of this threshold determination must be received by King County by **August 21, 2025**. Appeals must be accompanied by a nonrefundable filing fee. Please reference the file number when corresponding.

Appeals must be in writing and the appeal statement shall: 1) Include a copy of, or clearly identify, the decision being appealed; 2) Identify the location of the property subject to the appeal, if any; 3) Identify the legal interest of the appellant; 4) Identify the alleged errors in

the decision; 5) State specific reasons why the decision should be reversed or modified; 6) State the harm suffered or anticipated by the appellant; and 7) Identify the relief sought. Failure to meet these requirements may result in dismissal of the appeal.

A statement of appeal and filing fee must be mailed or delivered in person to the Department of Local Services, Permitting Division at the address listed below and received by the appeal deadline.

Appeal deadline:

August 21, 2025

Appeal filing fee:

\$250 check or money order made out to the King County Office of Finance

Address for comment/appeal:

Permitting Division,
King County Department of Local Services
919 SW Grady Way, Suite 300
Renton, WA 98057

Responsible Official:

Tracy Cui
Planning Manager,
Permitting Division, DLS

July 28, 2025
Date