



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

Notice of Application Optional DNS Process

(Type 3)

Project Name: Sedona Ridge

File No.: PLAT23-0006

Applicant: Schneider Family Homes, LLC
6510 Southcenter Blvd., Suite 1
Tukwila, WA 98188
Contact: Zach Schneider
zach@schneiderhomes.com

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

Date Application Filed: October 12, 2023

Date Determined Complete: November 6, 2023

Date of Notice: November 27, 2023

Comment Due Date: December 21, 2023

Project Location: 3405 S 312th Street and 3414 & 3408 S 316th Street (Parcel Nos.: 551560-0120, -0121, 0125, -0127)

Project Description: Preliminary subdivision of approximately 11.17 acres (486,431 SF) into 67-lots for the future development of detached single-family units with tracts for access, drainage, and recreation space. The subject property is zoned R-4, Urban Residential, 4-dwelling units per acre.

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 <https://kingcounty.gov>, or Permitting Division Records Section (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 **December 21, 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.

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

File No.: PLAT23-0006 – Sedona Ridge

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.

