



**King County**  
**Department of Local Services**  
**Permitting Division**  
919 SW 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 and SEPA Notice Optional DNS/MDNS Process

(Type 3)

**Applicant:** Schneider Family Homes, LLC  
Attn. Zach Schneider  
6510 Southcenter Blvd, Ste 1  
Tukwila, WA 98188  
206-450-8330  
**File No.:** PLAT24-0001 Hidden Hills at Woodbrook Subdivision  
**Permitting Project Manager:** Kathlene Barnhart  
**Telephone No.:** 206-477-5937  
**E-mail:** kbarnhart@kingcounty.gov

**Engineer:** Barghausen Engineering, Inc.  
Attn. Ivana Halvorsen  
18215 72<sup>nd</sup> Ave S.,  
Kent, WA 98032  
425-251-6222  
**Date Application Filed:** January 29, 2024  
**Date Determined Complete:** February 26, 2024  
**Date of Mailing:** July 23, 2025

**Project Location:** 28202, 28110 and 28108 48<sup>th</sup> Avenue S., Auburn, WA 98001

**Parcel No.(s):** 154760-0010, 154760-0011, 154760-0150, 154760-0160

**Project Description:** Subdivision of approximately 10.97 acres, zoned R-4 (four units per acre), into 46 lots for single family dwellings and tracts for critical areas, associated buffers, drainage facility/rec space, private road. Lots range from approximately 0.08-0.29 acres in size. Existing structures to be demolished. Transfer Development Rights (TDR) KCC 21A.37 are being utilized for this development.

**Permits requested in this application:** Formal Subdivision

**Application and environmental documents are available on-line at** [www.kingcounty.gov/permits/](http://www.kingcounty.gov/permits/) **or at the Permitting Division Office address above.**

**Development regulations to be used for project mitigation, known at this time:** King County Code 21A. (Zoning, Critical Areas), Title 9 (Stormwater), Title 13 (Water and Sewer), Title 14 (Roads) and Title 17 (Fire).

**Consistency with applicable County plans and regulations:** This proposal will be reviewed for compliance with all applicable King County Codes, including those noted above

**Other permits not included in this application, known at this time:** NA

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 August 6, 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.: PLAT24-0001 – Hidden Hills at Woodbrook Property Subdivision**

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

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

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

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

*You are receiving this notice because King County property records indicate that you own property within 500 feet of the proposed project described above.*

