



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

Notice of Application

(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
Engineer: Barghausen Engineering, Inc. Attn. Ivana Halvorsen 18215 72 nd Ave S., Kent, WA 98032 425-251-6222	Permitting Project Manager: Chad Tibbits Telephone No.: 206-477-0350 E-mail: chtibbits@kingcounty.gov
	Date Application Filed: January 29, 2024 Date Determined Complete: February 26, 2024 Date of Mailing: April 2, 2024
Project Location: 28202, 28110 and 28108 48 th 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/ 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	

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 Superior Court. Details of the appeal process will be included in the Examiner's decision.

Written comments may be emailed to the Permitting Project Manager. **Please submit comments no later than April 29, 2024.** 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 on this application, please return the request below or e-mail 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.