



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: Bristol Glen

File No.: PLAT25-0001

Applicant: Murray Franklyn Homes
TC Colleran
14410 NE Bel-Red Rd
Bellevue, WA 98007
tc@murrayfranklyn.com

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

Date Application Filed: October 22, 2025

Date Determined Complete: Dec. 24, 2025

Date of Notice: January 12, 2026

Comment Due Date: January 26, 2026

Project Location: 12414 172nd Ave NE, Redmond, WA 98052
Parcel Nos.: 252605-9159, -9115, -9161, -9003, -9075, -9162, and -9163

Project Description: Preliminary subdivision of 7 existing parcels, approximately 14.72 acres (641,406 SF) into 63-lots for the future development of detached single-family units with new access road and tracts for drainage, and recreation space. The project site is zoned R-6, Urban Residential, 6-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 Non-significance (DNS). Adherence to the following mitigation measures that adequately address potential impacts, include:

KCC Chapter 20.12, the Comprehensive Plan, its 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 **January 26, 2026**. 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.

SITE PLAN

SW1/4 OF THE NE1/4, SEC. 25, TWP. 26 N., RGE. 5 E., W.M.

SCALE: 1" = 40'



72ND AVE NE
MAY 15, 1975

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VERTICAL SURVEY
INDICATES THE ELEVATION OF EXISTING OBSERVATIONS
POINT SURVEYS
3ST. MILE AND BURKE PRAIRIE "CORE CONTROL" NEAR THE SOUTHWEST CORNER OF THE SITE.
TRANSIT SURVEY
INDICATES THE ELEVATION OF EXISTING OBSERVATIONS
GEODETIC SURVEY
INDICATES WASHINGTON STATE PLANE, NORTH ZONE, US FEET
MAPS OR DRAWINGS
MAPS INDICATE THE EXISTING FEATURES OF THE BUILDING SITES. THE 100' GRID, THE 10' GRID, THE 1' GRID, AND THE 1/2' GRID ARE SHOWN.
EXISTING UNDERGROUND UTILITIES NOTE
CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHSTATE1.800.424.2449) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.
LOCATION OF EXISTING UTILITIES ARE APPROXIMATE BASED ON THE DATA AVAILABLE AT THE TIME OF THE SURVEY. CONTRACTOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ACCURATELY SHOWN, NOR THAT THE LOCATION, SIZE AND MATERIAL HAS BEEN VERIFIED BY CONTRACTOR. CONTRACTOR IS NOT RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES, OR CONNECTIONS CLOSE TO, OR NEAR THE EXISTING UTILITIES, OR FOR PAYMENT FOR ANY FEE'S RELATED TO THE LOCATION OF EXISTING UTILITIES.

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