



**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](http://www.kingcounty.gov/permits)

# Notice of Application

(Type 2)

**Project Name:** - Brandon Short Plat                      **File Number:** SPLT24-0007

**Applicant:** Jeffrey Yee    **DLS Project Manager:** Brian Lee, Sr. Planner  
 Yee Capital Advisors, LLC    (206) 477-6147  
 12117 SE 261<sup>st</sup> Ct.    [brlee@kingcounty.gov](mailto:brlee@kingcounty.gov)  
 Kent, WA 98030  
[jeffreyyee@gmail.com](mailto:jeffreyyee@gmail.com)

**Date Application Filed:** August 5, 2024

**Date Determined Complete:** November 14, 2024

**Date of Notice:** December 19, 2024

**Comment Due Date:** January 9, 2025

**Project Location:** 36xxx 32<sup>nd</sup> Ave. S., Auburn, WA 98001; Parcel #2821049151

**Project Description:** Preliminary Short Plat of approximately 2.4 acres (104,979 SF) into 4-lots for the future development of detached single-family units, associated utility, drainage, and access improvements. The subject property is zoned R-4 (Urban Residential, 4-dwelling units/acre).

**A copy of this notice and other relevant documents are available on-line at [Public Notices](#), or email your request to [permitrecords@kingcounty.gov](mailto:permitrecords@kingcounty.gov).**

**Consistency with applicable County plans and regulations:** This proposal will be reviewed for compliance with all applicable King County codes, including Title 21A (Zoning), Title 9 (Surface Water Design Manual), Title 14 (Road Standards), Title 13 (Water and Sewer), and Title 17 (Fire).

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

The Department of Local Services, Permitting Division (DLS-Permitting) will issue a written decision on this application following a **21-day public comment period** which ends **January 9, 2025**. Written comments on this application must be submitted to DLS-Permitting at the address above. A public hearing is not required for this application prior to the DLS-Permitting decision. The decision may be appealed to the King County Hearing Examiner, who would conduct an appeal hearing prior to deciding on the appeal. Details of the appeal process can be found in King County Code Title 20.

Any person wishing additional information or to review the application and any associated documents for this proposed project should contact the Permitting Division Records Section at 206-296-6696 or [permitrecords@kingcounty.gov](mailto:permitrecords@kingcounty.gov).

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 Decision and any official notices related to this project, please return the request below or e-mail the DLS Project Manager listed above.

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

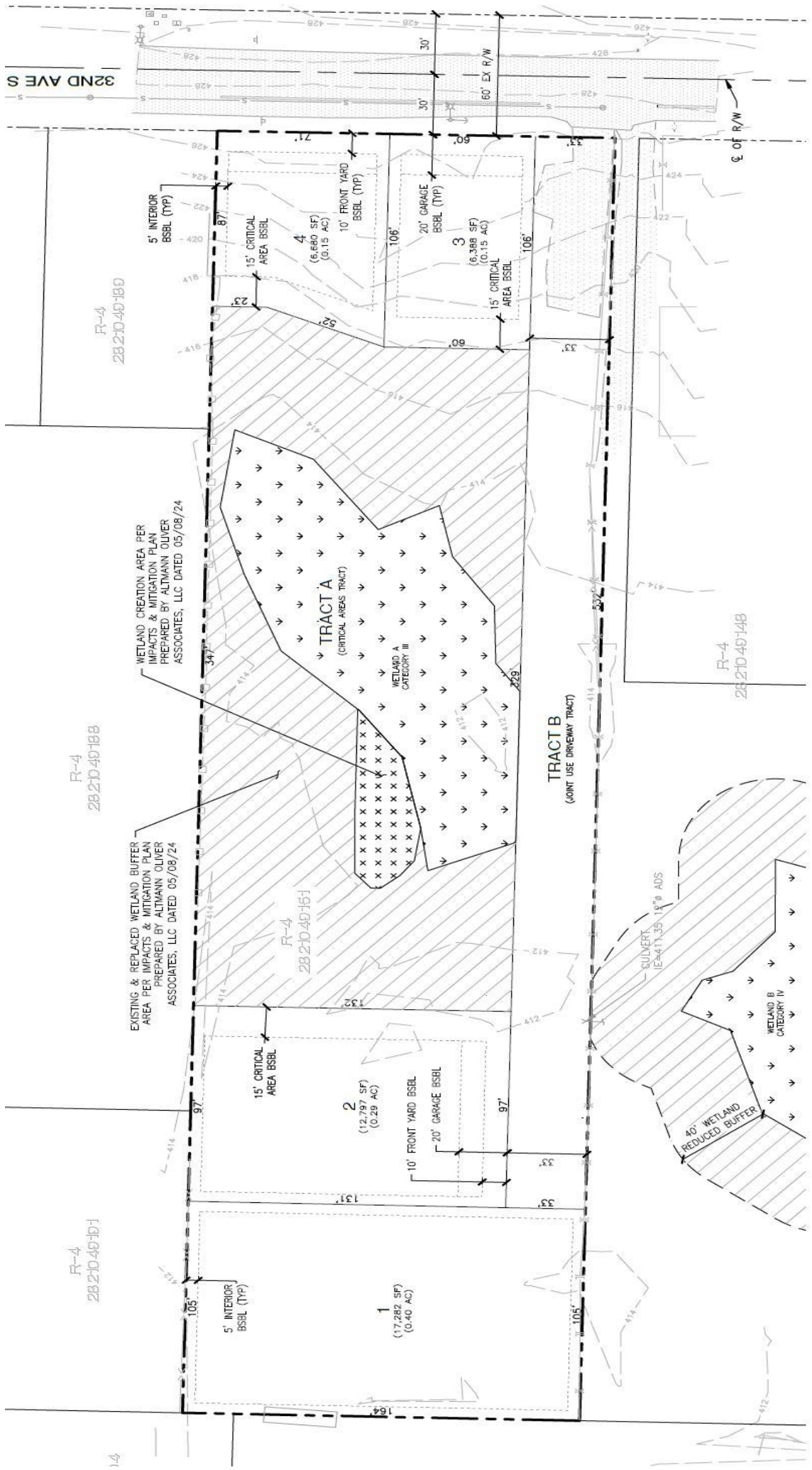
File No.: SPLT24-0007 – Brandon Short Plat

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.*



WETLAND CREATION AREA PER IMPACTS & MITIGATION PLAN PREPARED BY ALTMANN OLIVER ASSOCIATES, LLC DATED 05/08/24

EXISTING & REPLACED WETLAND BUFFER AREA PER IMPACTS & MITIGATION PLAN PREPARED BY ALTMANN OLIVER ASSOCIATES, LLC DATED 05/08/24

TRACT B  
(JOINT USE DRIVEWAY TRACT)

TRACT A  
(CRITICAL AREAS TRACT)

WETLAND A  
CATEGORY III

WETLAND B  
CATEGORY IV

CULVERT  
(E=411.35) 18" ADS

40' WETLAND  
REDUCED BUFFER

R-4  
28.210.40.181

R-4  
28.210.40.188

R-4  
28.210.40.180

R-4  
28.210.40.148

1  
(17,282 SF)  
(0.40 AC)

2  
(12,797 SF)  
(0.29 AC)

3  
(8,398 SF)  
(0.15 AC)

4  
(8,650 SF)  
(0.15 AC)

5' INTERIOR  
BSBL (TYP)

15' CRITICAL  
AREA BSBL

10' FRONT YARD  
BSBL (TYP)

20' GARAGE  
BSBL (TYP)

15' CRITICAL  
AREA BSBL

10' FRONT YARD  
BSBL

20' GARAGE  
BSBL

5' INTERIOR  
BSBL (TYP)

15' CRITICAL  
AREA BSBL

10' FRONT YARD  
BSBL (TYP)

20' GARAGE  
BSBL (TYP)

CL OF R/W

60' EX R/W

32ND AVE S