



King County
Permitting Division
Department of Local Services
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266
206-296-6600 or TTY Relay: 711

Notice of SEPA Threshold Determination

(Type 3)

File No.: **PLAT21-0003 - SHEPARD**

Applicant: **Harbour Homes LLC**
Attn. Jamie Waltier
18329 98th Ave NE, Suite 300
Bothell WA 98011
206-315-8130

Permitting Project Manager: **Kim Claussen, PPM III**
Phone: **206-477-0329**
E-mail: **Kimberly.claussen@kingcounty.gov**

Project Location: **18204 136TH Ave SE Renton 98058**
Parcel No. **342305-9110**

Project Description: **Subdivision of approximately 2.5 acres, zoned R-6 (urban) into 21 lots for single-family dwellings and a tract for drainage/recreation. Average lot size is approximately 3,500 square feet. The applicant is utilizing Transfer of Development Rights (TDR) (KCC 21A.37) to obtain six of the 21 lots proposed.**

Permits Requested: **Formal Subdivision**

SEPA Threshold Determination: **Determination of Non-significance (DNS) issued June 23, 2022**

The Permitting Division of the Department of Local Services, will issue a written report and recommendation to the Hearing Examiner two weeks prior to the scheduled public hearing. Persons wishing to receive a copy of the report should contact the Permitting Division at the address listed below. Following the close of the public hearing, the Hearing Examiner will issue a written decision which may be appealed to the Metropolitan-King County Council. Appeal procedures will be stated in the Examiner's written decision.

Any person wishing additional information on this proposed project should contact the Project Manager at the phone number or e-mail listed above. Written comments may also be submitted to the Permitting Division.

A public hearing as required by law will be held to consider the approval of this application. If the **Snoqualmie School District** announces a district-wide school closure due to adverse weather conditions or similar area emergency, the public hearing on this matter will be postponed. Interested parties will be notified of the time and date of the rescheduled hearing. Any questions regarding postponements and rescheduling can be directed to the Hearing Examiner's Office at 206-477-0860.

Comment/Appeal Procedure on SEPA Threshold Determination:

Comments on this SEPA determination are welcome. This SEPA determination may be appealed in writing to the King County Hearing Examiner. A Statement of Appeal **must be mailed** to the Department of Local Services, Permitting Division at the address listed below and **received prior to 4:00 p.m. on July 19, 2022**. The appeal must also be accompanied with a filing fee of \$250.00 payable to the King County Office of Finance.

The Statement of Appeal shall: 1) Include a copy of, or clearly identify, the decision being appealed; 2) Identify the location of the property subject to the appeal, if any; 3) Identify the legal interest of the appellant; 4) Identify the alleged errors in the decision; 5) State specific reasons why the decision should be reversed or modified; 6) State the harm suffered or anticipated by the appellant; and 7) Identify the relief sought.

Failure to timely file an appeal and the appeal fee deprives the Hearing Examiner of jurisdiction to consider the appeal.

Appeals must be **mailed to the following address:

Department of Local Services, Permitting Division
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266

**** The Permitting Office is currently closed to the public.**

Date Mailed: June 23, 2022

If you have any questions regarding the appeal procedures, please contact the Project Manager at the phone number or e-mail listed above. Note: To request this information in alternative formats for people with disabilities please call 206-296-6600 or TTY Relay: 711.

You are receiving this notice because our records indicate that you own property within approximately 500 feet or because you requested to receive notice.