



King County

**DEPARTMENT OF LOCAL SERVICES – PERMITTING DIVISION
KING COUNTY, WASHINGTON**

**STAFF REPORT TO THE HEARING EXAMINER
PUBLIC HEARING – January 19, 2023, 9:00 A.M.**

Public Hearings are conducted via ZOOM Video Conferencing. Please contact the Hearing Examiner’s office at 206-477-0860 or hearingexaminer@kingcounty.gov to obtain information/instructions regarding the hearing, including meeting ID and password.

**FALL CITY II
PRELIMINARY SUBDIVISION
FILE NO: PLAT20-0003
PROPOSED ORDINANCE NO.: 2022-0443**

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Exhibit List

- Exhibit D1: Staff Report
- Exhibit D2: Revised Preliminary Plan Set received February 25, 2022
- Exhibit D3: Land Use Application received on October 2, 2020
- Exhibit D4: Notice of Application dated January 14, 2021
- Exhibit D5: Revised Notice of Application dated June 2, 2022
- Exhibit D6: Revised SEPA Checklist received on February 25, 2022
- Exhibit D7: SEPA Threshold Determination of Non-significance issued August 24, 2022
- Exhibit D8: Public Comments
- Exhibit D9: Geotechnical Report dated December 11, 2019
- Exhibit D10: Survey Map dated March 10, 2020
- Exhibit D11: Road Variance Request dated August 4, 2021
- Exhibit D12: Road Variance Decision – Denial dated December 9, 2021
- Exhibit D13: Road Variance Decision – Approval dated April 14, 2022
- Exhibit D14: Density Calculation Worksheet dated November 21, 2019
- Exhibit D15: Revised Technical Information Report dated February 25, 2022
- Exhibit D16: Traffic Impact Analysis dated August 2, 2022
- Exhibit D17: School Walkway Analysis dated June 5, 2020
- Exhibit D18: Certificate of Water Availability dated July 9, 2020
- Exhibit D19: Fire District Receipt dated September 2, 2020
- Exhibit D20: Septic System Notice to Proceed dated August 31, 2020
- Exhibit D21: Notice of Public Hearing dated December 15, 2022
- Exhibit D22: Assessors Map
- Exhibit D23: Revised Land Use Application received December 22, 2022
- Exhibit D24: Wetland and Stream Reconnaissance Report dated December 8, 2021
- Exhibit D25: Wildlife Habitat Assessment Report dated December 28, 2022

A. **SUMMARY OF PROPOSED ACTION:**

Subdivision of approximately 3.34 acres, zoned R-4 (4 units per acre, Rural Town) into 13 lots for the future development of single-family dwellings with associated roadways, utilities, stormwater facility, and recreation space. The proposal includes separate tracts for stormwater facility (Tract A), recreation space (Tract B), and private access road (Tract C). Access to the site will be via a new 30-foot wide private road that will connect directly to 332nd Ave SE. The new access includes 20-foot roadway, curb & gutter, and a 5-foot sidewalk along one side, all within the 30-foot right-of-way. See **Exhibit D2** for a copy of the proposed plat map, received on February 25, 2022.

B. **GENERAL INFORMATION:**

Date of Application: October 2, 2020
Determination of Completeness: November 4, 2020
Notice of Application: January 14, 2021
Public Comment Period: January 14, 2021 – February 8, 2021 (25 days)
SEPA Determination: Determination of Non-Significant (DNS) issued August 24, 2022
SEPA Appeal Deadline¹: September 19, 2022 (24 days)
Staff Recommendation²: *Recommendation of Preliminary Subdivision Approval with Conditions*

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Applicant's Agent: DR Strong Consulting Engineers
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Location: 4135 332nd Avenue SE, Fall City, WA 98024
Parcel number: 0943100220

Zone: R-4, Residential, 4-6 Dwelling Units/Acre

Comprehensive Plan Designation:

RT (Rural Town)

Property Size: 3.34 acres (145,773 SF)

Number of Lots: 13

Proposed Density: 3.89 Dwelling Units/Acre

Average Lot Size: 5,662 SF

Proposed Use: Single Family Residences

Sewage Disposal: Septic

Water Supply: Fall City Water District

Fire District: King County Fire Protection District No.27

School District: Snoqualmie Valley #410

¹ The SEPA DNS is appealable to the Hearing Examiner. SEPA appeal, if filed, may be combined for hearing with the hearing on the proposed preliminary subdivision.

² The staff recommendation of approval with conditions is not appealable and is subject to review and approval by the Hearing Examiner. Public participation at the scheduled public hearing is encouraged. Following closure of the public hearing the Hearing Examiner will issue a final decision on the proposed preliminary subdivision.

C. **HISTORY/BACKGROUND:**

On February 11, 2019, a preapplication meeting for the proposed subdivision (PREA19-0275) was held with the applicant, the applicant's engineer, and King County permitting staff.

The application for preliminary subdivision was received on October 2, 2020 (**Exhibit D3**). The Notice of Application (NOA) (**Exhibit D4**) was issued on January 14, 2021. Due to changes made to the configuration of internal roads, a revised NOA was issued on June 2, 2022 (**Exhibit D5**) by 1) mailed notice to property owners within 500 feet of the subject property; 2) one sign posted on the subject property; and 3) publication in the Seattle Times and Snoqualmie Valley Record in accordance with KCC 20.20.060. The Notice of Application was also emailed to the agencies listed in Section E below.

Included with the subdivision proposal, the applicant also submitted a Road Standards Variance Request (VARR21-0013) to consider a 20' wide private minor access road, internal to the site. The variance request was denied by King County Road Engineer on December 9, 2021, and the applicant submitted a revised request that reflected a 30' wide private minor access road. The revised request was approved on April 14, 2022 (**Exhibit D13**).

As a result of the variance approval, changes to lot layout and road configurations were made to the site plan by the applicant. The changes were determined to be significant and staff issued a Revised Notice of Application (**Exhibit D5**) on June 2, 2022, using the same aforementioned process. A second comment period was provided from June 2, 2022, through June 27, 2022.

The Department of Local Services (DLS) received comments (**Exhibit D8**) from the community expressing concerns relating to pedestrian safety and the road variance request, as well as concerns relating to increased vehicular traffic. A representative from the Snoqualmie Indian Tribes Department of Archaeology and Historic Preservation also submitted a request to have the opportunity to be present during any ground disturbance at the site. (See Section P, Other Considerations) Copies of the comment letters were shared with county staff and the applicant and were included considerations during the review process.

D. **THRESHOLD DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE:**

Pursuant to the State Environmental Policy Act (SEPA), Chapter 43.21C Revised Code of Washington (RCW), the responsible official issued a DNS for the proposed development on August 24, 2022. (**Exhibit D7**) This determination was based on the review of the environmental checklist (**Exhibit D6**) and other pertinent documents, resulting in the conclusion that the requirements for environmental mitigation have been adequately addressed in the development regulations and comprehensive plans adopted under Chapter 36.70A RCW and in other applicable local, state, or federal laws or rules, as provided by RCW 42.21C.240 and WAC 197-11-158. The County's Comprehensive Plan and Municipal Code include provisions designed to avoid and minimize environmental impacts through design. When impacts are unavoidable, specific mitigation is prescribed by applicable codes and designed to offset impacts. Project-specific conditions of approval may be applied in conjunction with the preliminary subdivision recommendation described herein.

Agencies, Native American Tribes and the public were offered the opportunity to comment on or appeal the determination for 24 days. During the project reviewing process, public comments were received from the neighboring property owners. All public comments received were shared with the applicant and staff to ensure the impacts of the proposed development were thoroughly evaluated within the context of existing regulations and standards.

E. **AGENCIES CONTACTED:**

1. King County Department of Natural Resources and Parks: No response
2. King County Fire Marshal: No response
3. King County METRO: No response
4. Snoqualmie Valley School District #410: No response
5. Snoqualmie Valley Sewer District: No response
6. King County Water District #123: See Section K.2
7. King County Water District #127: No response
8. Washington State Department of Ecology: No response
9. Washington State Department of Fish and Wildlife: No response
10. Washington State Department of Transportation: No response
11. Washington Department of Archaeology and Historic Preservation: No response
12. Snoqualmie Tribe: See Exhibit D8
13. Tulalip Tribe: No response
14. Suquamish Tribe: No response
15. Puyallup Tribe: No response
16. Muckleshoot Tribe: No response

F. **NATURAL ENVIRONMENT:**

1. Topography: Site topography is relatively flat with a gentle downward slope from south to north with an overall relief of approximately two to four feet. There are no mapped steep slopes or landslide hazard areas in the vicinity of the subject property. Please refer to the elevation contours shown on a topographic survey plan received on October 2, 2020 (**Exhibit D10**). A Geotechnical Report dated December 11, 2019 (**Exhibit D9**) examined the surface/sub-surface geologic conditions, groundwater conditions, and potential geologic hazards associated with the subject property. The study concluded there are no geotechnical conditions that would preclude site development as proposed. Final design drawings are required to demonstrate the incorporation of the Geotechnical Report recommendations and will be verified during review of the engineering plans.
2. Soils: As described in the Geotechnical Report (**Exhibit D9**), the soil conditions observed in the test pits generally consisted of approximately 6-18 inches of topsoil overlying medium dense silty sand and sandy silt to depths of approximately 3.5-6 feet over medium dense gravel with sand to the termination of the test pits. Based on the soil conditions encountered in the test pits and lack of encountered groundwater, the site does not appear to contain erosion or seismic hazard areas. Detailed descriptions of the subsurface conditions are presented on the Test Pit Logs in Appendix A, and the approximate locations of the test pits are shown on Plate 2 in the Geotechnical Report.
3. Critical Areas:
 - a. Wetland/Stream: The applicant submitted a wetland and stream reconnaissance report dated December 8, 2021 by Altmann Oliver Associates (AOA)(**Exhibit D24**). This assessment included an evaluation of the site for wetlands and stream as well as off-site. The AOA assessment concluded there are no on-site or off-site wetland, streams or buffers.
 - b. Mapped Critical Areas: The Critical Areas Folio does not identify any mapped critical areas as being present on this site. The Snoqualmie River is located approximately 0.23 miles north/northeast of the site. The Raging River is located approximately 0.52 miles southeast of the site.

Vegetation: The northeastern portion of the site is developed with an existing single-family residence and associated parking area. The remainder of the property consisted of a relatively flat mowed pasture that included orchard grass (*Dactylis glomerata*), English plantain (*Plantago lanceolata*), and spotted cats-ear (*Hypochaeris radicata*), with patches of Himalayan blackberry (*Rubus armeniacus*) and Scot’s broom (*Cytisus scoparius*). A few small deciduous trees were observed and no significant habitat features such as logs or snags were identified on the site.

4. Wildlife: A Wildlife Habitat Assessment Report dated December 28, 2022 was prepared by AOA (**Exhibit D25**). The site was visited on December 27, 2022 to determine if the site contains “any nests or habitat of species listed in KCC 21A.24.382 and of any active breeding site of any federal or state listed endangered, threatened, sensitive and candidate species or King County species of local importance not in listed in subsections KCC 21A.24.382 B. through J”.

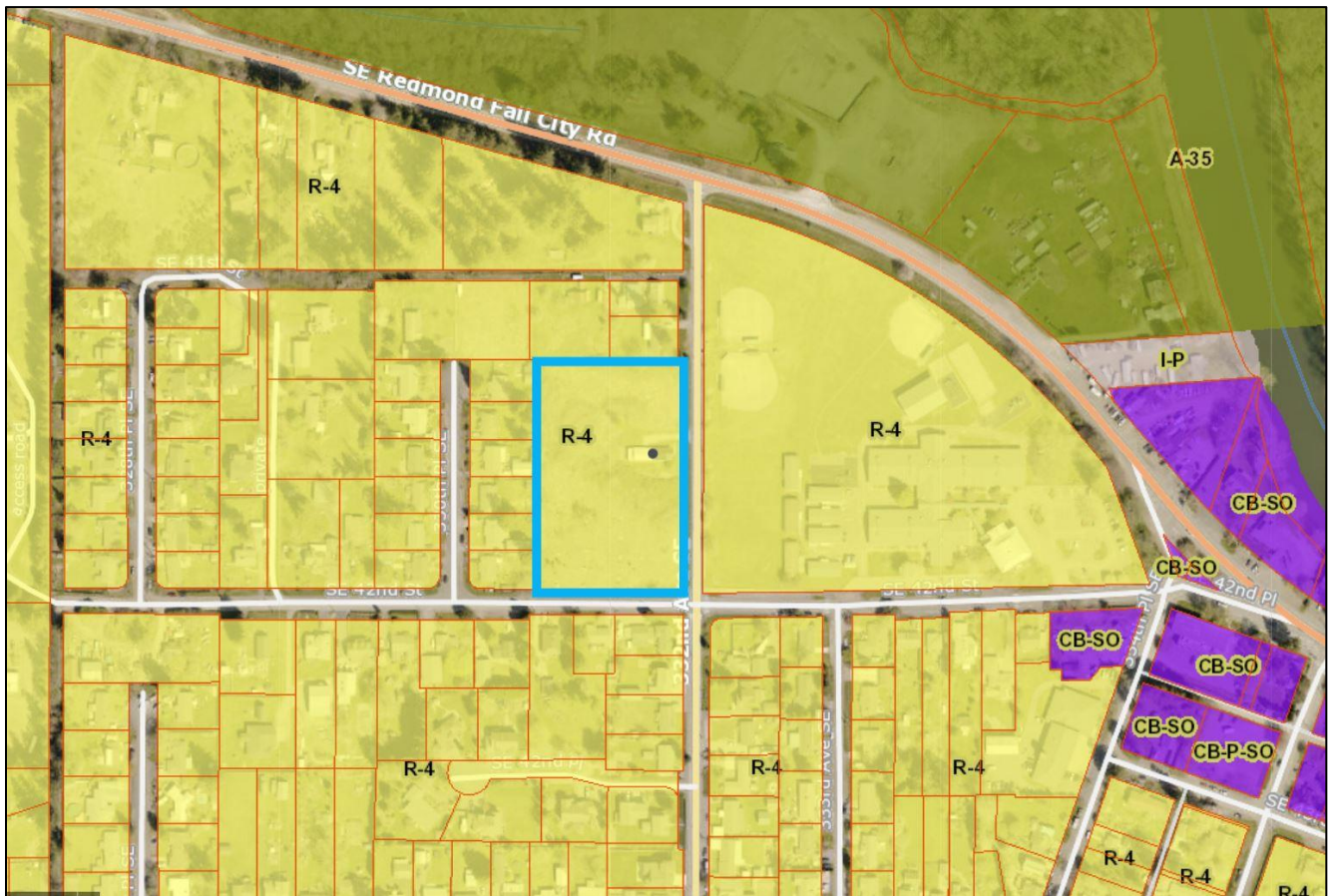
The Washington Department of Fish and Wildlife (WDFW) PHS database indicates a Township wide potential for the gray wolf in the vicinity of the site. However, the site does not provide habitat for the gray wolf and this data base does not indicate the presence of any data points for any individual WDFW priority species, nor were any identified during the field investigation. In addition, no active breeding sites for species listed in KCC 21A.24.382.B through J or any other habitat for species of local importance in King County were identified during the site review. Small birds and animals undoubtedly inhabit this site; however, their population and species are limited due to nearby development and lack of vegetation for foraging and cover.

G. **NEIGHBORHOOD CHARACTERISTICS:**

The project site is located in a pocket of residentially-zoned properties surrounded by rural districts within Fall City. This property is considered a “corner lot” and abuts 332nd Ave. SE to the east, and SE 42nd St. to the south. The property is currently developed with a single-family home. Fall City Elementary School sits directly across the street (332nd Ave. SE) to the east, a developed 12-lot, single-family subdivision abuts the property to the west, and existing single-family developments abut the subject property to the north and south. These properties are all zoned R-4.

The following table and figure summarize the zoning and developed condition of the properties surrounding the proposed subdivision:

Direction	Zoning	Development Pattern
North	King County R-4	Single-family residential developments
East	King County R-4	Fall City Elementary School
South	King County R-4	Single-family residential developments



H. SUBDIVISION DESIGN FEATURES:

1. **Density and Lot Sizes:** The proposed subdivision is located within the R-4 (4 dwelling units per acre) land use zone. Based on the base density of 4 dwelling units per acre, as allowed, pursuant to KCC 21A.12.030, the subject site would support up to 13 dwelling units (3.34 acres x 4 = 13.36). The R-4 zone also allows a maximum density of 8 dwelling units per acre utilizing Residential Density Initiatives³ or Transfer of Development Rights⁴, which would permit up to 27 dwelling units (3.34 acres x 8 = 26.72) at this location. The proposed subdivision into 13 lots is in compliance with the base density requirements.

The applicant is proposing lots ranging in size from 5,366 square feet up to 6,363 square feet, which averages to 5,662 SF. A storm drainage tract (Tract A) with an area of 18,431 SF, a 28,558 SF recreational tract (Tract B), and a private access road measuring 17,316 SF (Tract C) are included in the subdivision layout. (see table below) All lots exceed the minimum lot width requirement of 30 feet.

Lot #	Area (SF)	Approx. Width (FT)
1	5,500	55
2	5,500	55
3	5,366	55
4	6,103	60
5	5,590	55
6	5,586	55
7	6,089	60
8	5,578	55

Lot #	Area (SF)	Approx. Width (FT)
9	5,574	55
10	6,363	63
11	5,366	55
12	5,500	55
13	5,500	55
Tract A	18,431	61
Tract B	28,558	150
Tract C	17,316	30

2. **Internal Circulation:** Both new private urban minor access roads in Tract C have a section within a 30-foot right-of-way that includes a 22-foot paved roadway, curb & gutter, and a 5-foot sidewalk along one side, that will provide access to all proposed lots in this subdivision. The applicant obtained a variance (VARR21-0013) to the 2016 King County Road Design and Construction Standards (KCRDCS) for this reduced Roadway Section. The variance approval was granted by the Development Engineer on April 14, 2022. Reference Exhibit D13.

The eastern frontage road, 332nd Avenue SE is classified as a rural collector arterial. The 2016 KCRDCS require a minimum right-of-way for a rural collector arterial to be 60 feet or 30-feet on either side of the

³ Pursuant to KCC 21A.12.030.B.27, a maximum density of 8 is allowed only in accordance with KCC 21A.34.040.F.1.g., F.6 (Residential Density Initiatives),

⁴ or KCC 21A.37.130.A.2 (Transfer of Development Rights).

right-of-way centerline. The existing half of the right-of-way fronting the project is 20-feet wide and requires an additional 10-feet of dedication. The applicant is proposing a 10-foot of right-of-way dedication. Per the road classification, frontage improvements shall include lane widening, extending the shoulder and installing a ditch.

The frontage road on the south of the project, SE 42nd Street is classified as a rural subcollector. The 2016 KCRDCS require a minimum right-of-way for an rural subcollector to be 60 feet or 30-feet on either side of the right-of-way centerline. The existing half of the right-of-way fronting the project is 20-feet wide and requires an additional 10-feet of dedication. The applicant is proposing a 10-foot of right-of-way dedication. Per the road classification, frontage improvements shall include lane widening, extending the shoulder and installing a ditch.

3. Drainage: The subject property is in the Snoqualmie River Drainage Basin in the Snoqualmie River Watershed in the Snohomish WRIA (WRIA #7). The site is subject to Conservation Flow Control and Basic Water Quality requirements per the 2016 King County Surface Water Design Manual (KCSWDM) Application Maps.

A Level 1 downstream analysis was performed for the proposed subdivision pursuant to Core Requirements #2 of the KCSWDM. No downstream nuisances such as erosion, sedimentation, under capacity and flooding were found. The project is not anticipated to create new downstream problems. The analysis can be found in the preliminary Technical Information Report (TIR) attached hereto as **Exhibit D15**.

The preliminary project drawings propose a bioswale facility for Water Quality Treatment followed by an infiltration facility for Flow Control. The two facilities combined will meet Conservation Flow Control and Basic Water Quality requirements in accordance with KCSWDM. The analysis along with hydraulic modeling are included in the TIR.

4. Noise: Short-term impacts will result from the use of construction equipment during site development and construction. King County Code contains hours of construction and exemptions for normal and usual sounds associated with construction:

KCC 12.86.520 Exemptions – construction sounds – exceptions.

A. Normal and usual sounds created by construction, including on or by watercraft, are restricted to the following hours unless otherwise specified by the director, and are exempt from this chapter except as provided in subsection C. of this section:

1. For heavy equipment used on construction sites, including crawlers, tractors, bulldozers, rotary drills and augers, loaders, power shovels, cranes, derricks, graders, off-highway trucks, ditchers, trenchers, compactors, compressors and other similar equipment, operating hours are between 7:00 a.m. and 7:00 p.m. weekdays and between 9:00 a.m. and 7:00 p.m. weekends;

2. For impact types of construction equipment, including pavement breakers, pile drivers, jackhammers, sandblasting tools or other types of equipment or devices that create impulse noise or impact noise, operating hours are between 8:00 a.m. and 5:00 p.m. on weekdays and between 9:00 a.m. and 5:00 p.m. on weekends; and

3. For all other construction activities, operating hours are between 7:00 a.m. and 10:00 p.m. on weekdays and between 9:00 a.m. and 8:00 p.m. on weekends.

B. This section does not apply to sound created by mineral extraction or materials processing operations, which are governed by K.C.C. chapter 21A.22.

C. Exterior construction sound levels heard from the interior of buildings within a commercial or industrial district, after efforts including closing windows and doors are taken to reduce the impact of the exterior construction noise, must not be unreasonable. Whether the construction sound levels are within the maximum permissible sound levels of this chapter may be a factor in determining reasonableness. (Ord. 18000 § 78, 2015).

I. TRANSPORTATION PLANS:

1. Transportation Plans: The King County Transportation Plan indicates that 332nd Avenue SE is classified as a rural collector arterial, and SE 42nd Street is a rural subcollector roadway. The subject subdivision is not in conflict with this plan, nor with the Regional Trails Plan or Non-motorized Transportation Plan.
2. Subdivision Access: Access to the subdivision would be via a new internal plat road that will connect directly to 332nd Avenue SE and SE 42nd Street. This new private road will be built to an urban minor assess roadway standards with a typical 22-foot traveled way, curb & gutter on both sides, and a 5-foot sidewalk on one side, all within a reduced 30-foot right-of-way approved by road variance VARR21-0013.
3. Traffic Generation: A level one traffic impact analysis (TIA) for the seven residential plats within the Fall City Assemblage was completed by Transportation Engineering NorthWest (TENW) updated on August 2, 2022 (**Exhibit D16**). The Fall City II development is anticipated to generate approximately 154 new average daily trips with approximately 12 new AM peak-hour trips and approximately 15 new PM peak-hour trips. This calculation includes service vehicles (i.e., mail delivery, garbage pick-up, school bus trips) which may serve this proposed subdivision as well as work trips, shopping trips, etc.

4. Adequacy of Arterial Roads: This proposal has been reviewed under the criteria in KCC Chapter 14.70, Transportation Concurrency Management; and KCC Chapter 14.80, Intersection Standards.
 - a. KCC Chapter 14.70 – Transportation Concurrency Management: The proposed subdivision is located within the Snoqualmie Valley travel shed which currently passes the King County concurrency standard. The transportation improvements or strategies will be in place at the time of development, or a financial commitment is in place to complete the improvements or strategies within six (6) years, according to RCW 36.70A.070 (6).
 - b. KCC Chapter 14.80 – Intersection Standards: The traffic generated by this subdivision falls below the threshold requiring mitigation on King County roads.

The level 1 TIA evaluated trip generation, volumes, level-of-service, collision, and general traffic impacts. The TIA also included analyses of future cumulative impacts from six other developments including a two percent traffic forecasted growth in the vicinity.

Level of Service – Level of service (LOS) is defined or described with a range of levels A through F. Level of Service A indicates free-flow traffic, while LOS F indicates extreme congestion and long vehicle delays. The LOS was evaluated for the am and pm peak hours, for existing, future without the project and future with the project, for two off-site intersections. The study concludes that the intersections will operate at level-of-service C or better with the build-out of the proposed Fall City II subdivision, which is an acceptable LOS.

J. PUBLIC SERVICES:

1. Schools: This proposal has been reviewed under RCW 58.17.110 and KCC Chapter 21A.28 (School Adequacy).
 - a. School Facilities: The subject subdivision will be served by Snoqualmie Valley #410 school district. Nearest schools are: Fall City Elementary School, Chief Kanim Middle School, and Mount Si High School.
 - b. School Impact Fees: KCC Chapter 27.44 requires that an impact fee per lot be imposed to fund school system improvements to serve new development within this district. Payment of this fee in a manner consistent with KCC 27.44.010 will be a condition of subdivision approval. The fee payment is \$16,203 per single-family dwelling unit (2023 School Impact Fee Ordinance). As a condition of final plat approval, 50% of the impact fees due for the plat shall be assessed and collected immediately prior to recording, using the fee schedule in effect when the plat receives final approval. The balance of the assessed fee shall be allocated evenly to the dwelling units in the plat and shall be collected prior to building permit issuance.
 - c. School Access: Bus service is available to all three schools mentioned above. Fall City Elementary School is located directly across the street, just east of the proposed subdivision, requiring a short walk south utilizing the newly provided 6-foot shoulder along 332nd Ave. SE, then crossing east at the intersection. Chief Kanim Middle School is also located within a short distance, ¼ mile west of the proposed development. Students attending Chief Kanim Middle School will walk south along the new internal access road sidewalk until reaching SE 42nd Street, then traverse west along the existing widened shoulder until reaching the school's main entrance. The nearest bus stop for students attending Mount Si High School is located less than ¼ mile south at the intersection of 332nd Ave. SE and SE 44th Place. Students will traverse south along 332nd Ave. SE on paved shoulders for a block and a half, then cross over to SE 44th Place to the bus stop.
 - d. The applicant has provided a School Walkway Analysis (**Exhibit D17**). Staff has reviewed the provided document and have determined that the analysis and photographs adequately support a safe school walk route.
2. Parks and Recreation Space: Multiple opportunities to recreational facilities exist. The nearest public park is Quigley Park, located ¼ mile east, and provides river access, picnic benches, and play areas. Fall City Park, which is located approximately .65 miles of travel distance from the subdivision and includes amenities such as baseball diamond, oval track, picnic tables, restroom facilities, and a walking path to, and along Snoqualmie river. Fall City Elementary and Chief Kanim Middle School are both within ¼ mile and provide additional recreational opportunities.

Additionally, residential subdivisions of more than four units in the R-4 zone at a density of eight units or less per acre shall provide recreation space for leisure, play and sport activities at a rate of 390 SF per unit. (KCC 21A.14.180.A) The proposed plat density is 3.89 units per acre, and as such, is required to provide at least 5,070 SF of on-site recreation space. The applicant is proposing to provide a single on-site recreation space situated within Tract B (28,558 SF) that also includes the community septic field. This area will be

improved with a tot lot and a recreation facility in accordance with KCC 21A.14.180. A detailed improvement plan for the recreation tract with equipment, landscaping, surfacing, etc. is required for submittal, review, and approval by the Permitting Division prior to engineering plan approval.

3. Fire Protection: The Certificate of Water Availability from Fall City Water District indicates that water service will be available to the site pending construction of improvements (distribution system) and subject to Developer Extension Agreement. (**Exhibit D18**) Prior to final recording of the plat, the water service facilities must be reviewed and approved pursuant to King County Fire Flow Standards. A Fire District Receipt has been provided, demonstrating this proposal will be served by King County Fire Protection District (**Exhibit D19**).

K. **UTILITIES:**

1. Sewage Disposal: The applicant proposes to serve the subject subdivision with a Large On-Site Sewage System (LOSS). The State of Washington Department of Health issued a Notice to Proceed to Soil Inspection on August 31, 2020, indicating approval of the conceptual LOSS septic design. (**Exhibit D20**).
2. Water Supply: The applicant proposes to serve the subject subdivision with a public water supply and distribution system managed by Fall City Water District. A Certificate of Water Availability, received on July 9, 2020, indicates the water district's capability to serve the proposed development (**Exhibit D18**).

L. **COMPREHENSIVE AND COMMUNITY PLAN:**

1. Comprehensive Plan: This plan is governed by the 2016 King County Comprehensive plan which designates this area as Rural Town.
2. Community Plans: The subject subdivision is located in the Snoqualmie Community Planning Area.

M. **STATUTES/CODES:**

If approved with the recommended conditions in this report, the proposed development will comply with the requirements of the County and State Platting Codes and Statutes, and the lots in the proposed subdivision will comply with the minimum dimensional requirements of the zoning district.

N. **CONCLUSIONS:**

The subject subdivision will comply with the goals and objectives of the King County Comprehensive Plan and will comply with the requirements of the Subdivision and Zoning Codes and other official land use controls of King County, based on the conditions for final plat approval.

O. **RECOMMENDATIONS:**

The King County Department of Local Services – Permitting Division (DLS – Permitting) recommends granting preliminary plat approval subject to the following conditions:

1. The plat configuration shall be developed in substantial conformance with the revised preliminary drawings received on February 25, 2022 (**Exhibit D2**).
2. Compliance with all platting provisions of Title 19A of the King County Code (KCC).
3. All persons having an ownership interest in the subject property shall sign on the face of the final plat a dedication that includes the language set forth in King County Council Motion No. 5952.
4. The plat shall comply with the density requirements of the R-4 zone classification. All lots shall meet the minimum dimensional requirements of the R-4 zone classification or as shown on the face of the approved preliminary plat, whichever is larger, except that minor revisions to the plat which do not result in substantial changes may be approved at the discretion of DLS – Permitting in accordance with KCC 19A.12.030.

Any/all plat boundary discrepancies shall be resolved to the satisfaction of DPER prior to the submittal of the engineering plans. As used in this condition, "discrepancy" is a boundary hiatus, an overlapping boundary, or a physical appurtenance which indicates an encroachment, lines of possession or a conflict of title. Note this may result in the reconfiguration and/or loss of lot(s).

5. All construction and upgrading of public and private roads shall be done in accordance with the 2016 King County Road Design and Construction Standards (KCRDCS) established and adopted by Ordinance 18420, as amended, and approved road variance VARR21-0013.
6. The applicant must obtain the approval of the King County Deputy Fire Marshal for the adequacy of the fire hydrant, water main, and fire flow standards of KCC Chapter 17.08. Any future residences are required

to be sprinklered unless otherwise approved by the King County Fire Marshal or designee.

7. Compliance with the requirements of approval from the King County Fire Marshal may require wider roadway sections than are called for in the 2016 KCRDCS.
8. Final plat approval shall require full compliance with the drainage provisions set forth in KCC Chapter 9.04. Compliance may result in reducing the number and/or location of lots as shown on the preliminary approved plat. Preliminary review has identified the following conditions of approval which represent portions of the drainage requirements. All other applicable requirements in KCC Chapter 9.04 and the 2016 KCSWDM must also be satisfied during engineering and final review.
 - a. Drainage plans and analysis shall comply with the KCSWDM and applicable updates adopted by DLS - Permitting approval of the drainage and roadway plans is required prior to any construction.
 - b. Current standard plan notes and ESC notes, as established by DLS - Permitting Engineering Review, shall be shown on the engineering plans.
 - c. The following note shall be shown on the final recorded plat:

"All building downspouts, footing drains, and drains from all impervious surfaces such as patios and driveways shall be connected to the permanent storm drain outlet as shown on the approved construction drawings # (DLS – Permitting-issued plan record number to be inserted in space provided) on file with DLS - Permitting and/or the King County Road Services Division. This plan shall be submitted with the application of any building permit. All connections of the drains must be constructed and approved prior to the final building inspection approval. For those lots that are designated for individual lot infiltration systems, the systems shall be constructed at the time of the building permit and shall comply with plans on file."
 - d. The site is within the mapped Conservation Flow Control and Basic Water Quality Areas. A full drainage review is required demonstrating compliance with all nine (9) core requirements and all five (5) special requirements of the KCSWDM. Level 2 Flow Control is required for the on-site basin.
 - e. The Flow Control and Water Quality Facilities shall meet the design requirements of the KCSWDM. The Facilities shall be shown on the final engineering plans and documented in the TIR to demonstrate compliance with the KCSWDM.
 - f. To implement the required Best Management Practices (BMPs), the final engineering plans and TIR shall clearly demonstrate compliance with all applicable design standards. The requirements for BMPs are outlined in the KCSWDM. The design engineer shall address the applicable requirements on the final engineering plans and provide all necessary documents for implementation. The final recorded plat shall include all required covenants, easements, notes, and other details to implement the required BMPs for site development.

The required BMPs shall also be shown on the individual residential building permit applications upon submittal of the permits. The individual building permit applications shall also include the required covenants, easements, notes and other details to implement the BMP design.
 - g. The project is located within a Critical Aquifer Recharge Area and must provide the appropriate measures to protect groundwater as per KCSWDM. These measures may include lining Water Quality and Flow Control Facilities as specified in KCSWDM.
 - h. Retaining walls that are over 4 feet in height measured from the bottom of the footing to the top of the wall shall be designed by a licensed structural engineer.
9. The proposed subdivision shall comply with the 2016 KCRDCS, including the following requirements:
 - a. 332nd Avenue SE shall be constructed at a minimum to the rural collector arterial standard per KCRDCS Section 2.02 and Figure 2-001.
 - b. SE 42nd Street shall be constructed at a minimum to the rural subcollector standard per KCRDCS Section 2.02 and Figure 2-001.
 - c. The new interior roads(within Tract C) shall be constructed at a minimum to the urban minor access standard per KCRDCS Section 2.03 and Figure 2-002, except as provided by road variance VARR21-0013.
 - d. Private access tracts (PAT) and Joint use driveway tracts (JUD), if any, shall be improved to the PAT and/or JUD standard pursuant to section 2.09 and 3.01 of the 2016 KCRDCS.

- e. Comply with road variance VARR21-0013.
 - f. Modifications to the above road conditions may be considered according to the variance provisions in Section 1.13 of the 2016 KCRDCS.
10. All utilities within proposed rights-of-way must be included within a franchise approved by the King County Council prior to final plat recording.
 11. Lots within this subdivision are subject to KCC Chapter 21A.43, which imposes impact fees to fund school system improvements needed to serve new development. As a condition of final approval, fifty percent (50%) of the impact fees due for the plat shall be assessed and collected immediately prior to the recording, using the fee schedules in effect when the plat receives final approval. The balance of the assessed fee shall be allocated evenly to the dwelling units in the plat and shall be collected prior to building permit issuance.

Suitable recreation space shall be provided consistent with the requirements of KCC 21A.14.180 and KCC 21A. 14.190 (i.e., sport court[s], children's play equipment, picnic table[s], benches, etc.).

- a. A detailed recreation space plan (i.e. area calculations, dimensions, landscape specifications, equipment specifications, etc.) shall be submitted for review and approval by DLS - Permitting concurrent with the submittal of the engineering plans.
 - b. Recreation Tract(s) shall be fenced where adjacent to right-of-way and/or private roadway(s) to alleviate potential conflicts between users of recreation tract and vehicles. Fencing shall be a minimum split rail with landscaping and/or vinyl chain link and shown on the detailed recreation plan.
 - c. A performance bond for recreation space improvements shall be posted prior to recording of the plat.
 - d. As recreation space is proposed over the drainfield area (Tract B), the Applicant shall obtain comments and/or approval(s) of the improvements (i.e. play equipment, benches, landscaping, etc.) prior to engineering plan approval. If recreation improvements are not permitted over the drainfield area, the recreation space and improvements shall be relocated. This may result in the reconfiguration and/or loss of lots.
12. A homeowners' association or other workable organization satisfactory to DLS, shall be established and shall provide for the ownership and continued maintenance of the community drainfield, recreation facilities, and private road(s).
 13. Street trees shall be provided as necessary, pursuant to KCRDCS 5.03 and KCC 21A.16.050.
 14. Final Health approval shall be obtained from the Washington State Department of Health for the community drainage field prior to final recording.

P. **OTHER CONSIDERATIONS:**

1. The subdivision shall conform to KCC Chapter 16.82 relating to grading on private property.
2. Development of the subject property may require registration with the Washington State Department of Licensing, Real Estate Division.
3. Preliminary approval of this application does not limit the applicant's responsibility to obtain any required permit or license from the State or other regulatory body. This may include, but is not limited to the following:
 - a. Forest Practice Permit from the Washington State Department of Natural Resources.
 - b. National Pollutant Discharge Elimination System Permit from the Washington State Department of Ecology.
 - c. Water Quality Modification Permit from the Washington State Department of Ecology.
 - d. Water Quality Certification (401) Permit from U.S. Army Corps of Engineers.
4. To address voiced concerns for historic preservation by the Snoqualmie Indian Tribes, it is recommended the applicant contact a representative from the Snoqualmie Indian Tribes Department of Archaeology and Historic Preservation to accommodate their request to be present during any ground disturbance at the site.

Q. TRANSMITTED TO PARTIES LISTED HEREAFTER:

The default method of transmittal is via electronic mail, unless DLS – Permitting only has a mailing address or the party of record has specifically requested a hard copy.

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