



King County

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

**STAFF REPORT TO THE HEARING EXAMINER
January 28, 2022 – PUBLIC HEARING AT 9:30am**

****** Due to COVID-19, this Public Hearing will be 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.*

**STAR LAKE HEIGHTS PRELIMINARY SUBDIVISION
FILE NO: PLAT20-0002
PROPOSED ORDINANCE NO.: 2021-0453**

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Exhibit List

- Exhibit 1: Staff Report
- Exhibit 2: Preliminary Plan Set received on August 26, 2021
- Exhibit 3: Land Use Application received on July 20, 2020
- Exhibit 4: Letter of Complete Application dated August 17, 2020
- Exhibit 5: Notice of Application dated August 31, 2020
- Exhibit 6: SEPA Threshold Determination of Nonsignificance dated December 20, 2021
- Exhibit 7: SEPA Checklist received on November 25, 2020
- Exhibit 8: 1st Round Public Comments
- Exhibit 9: Applicant’s Response to 1st Round Public Comments received on November 25, 2020
- Exhibit 10: 2nd Round Public Comments
- Exhibit 11: Applicant’s Response to 2nd Round Public Comments received on March 1, 2021
- Exhibit 12: Traffic Impact Analysis Addendum received on March 17, 2021
- Exhibit 13: 3rd Round Public Comments
- Exhibit 14: Staff Response to Comments from K.Mullen and B.Tonseth
- Exhibit 15: 4th Round Public Comments

Exhibit no.	D1
Case name	Star Lake Heights
Case number	PLAT200002
Date received	1/28/2022
KING COUNTY HEARING EXAMINER	

- Exhibit 16: Comments from Ecology received on December 21, 2021
- Exhibit 17: Geotechnical Report received on March 1, 2021
- Exhibit 18: Critical Areas Designation Report received on November 25, 2020
- Exhibit 19: Critical Areas Designation Letters received on July 20, 2020
- Exhibit 20: Arborist Report received on July 20, 2020
- Exhibit 21: Density Calculation Worksheet received on July 20, 2020
- Exhibit 22: VARR21-0008 Approval dated November 9, 2021
- Exhibit 23: VARD21-0002 Approval received on March 1, 2021
- Exhibit 24: Preliminary Technical Information Report received on July 12, 2021
- Exhibit 25: Traffic Impact Analysis received on November 25, 2020
- Exhibit 26: Safe Walk Route Plan received on August 26, 2021
- Exhibit 27: Recreation Space Fee in Lieu Acceptance, Code Compliance, and Fee Estimate
- Exhibit 28: Fire District Receipt received on July 20, 2020
- Exhibit 29: Certificate of Sewer Availability received on July 12, 2021
- Exhibit 30: Certificate of Water Availability received on July 12, 2021
- Exhibit 31: Letter from Federal School District dated August 10, 2021
- Exhibit 32: Notice of SEPA Threshold Determination and Public Hearing dated December 20, 2021
- Exhibit 33: Assessors Map received on July 20, 2020
- Exhibit 34: Comments from K. Mullen received on January 8, 2022
- Exhibit 35: Comments from K. Mullen received on January 9, 2022

A. SUMMARY OF PROPOSED ACTION:

This is a request to subdivide two (2) R-6 zoned (6 dwelling units per acre) parcels totaling 4.28 acres into 25 single-family residential lots with associated roadways, utilities, stormwater facility, open space, critical areas, and children’s play area. The King County Assessor Parcel Numbers associated with this project are 7967600140 and 7967600160. The parcels are referred to collectively as “the property,” “the subject property,” or “the site” hereafter. All existing structures on the subject property will be demolished. The proposal includes separate tracts for private access (Tract A and E), stormwater facility (Tract B), open space (Tract C), critical areas (Tract D and F), utility (Tract G), and children’s play area (Tract H). Subdivision access to the site would be via the existing S 277th Place that will be extended to the west with a new urban subaccess road, including typical 24-foot roadway, curb & gutter, and a 5-foot sidewalk on both sides, all within a 40-foot right-of-way. See **Exhibit 2** for a copy of the proposed plat map, received on August 26, 2021.

B. GENERAL INFORMATION:

Date of Application Filed:	July 20, 2020
Completeness Determination:	August 17, 2020
Notice of Application:	August 31, 2020
Public Comment Period:	August 31, 2020 – September 24, 2020 (24 days)
Notice of Hearing with SEPA	
Threshold Determination:	Determination of Non-Significant (DNS) issued December 20, 2021
SEPA Appeal Deadline ¹ :	January 13, 2022
Staff Recommendations ² :	Recommendation of Preliminary Subdivision Approval with Conditions

Applicant: Copper Ridge, LLC
 Attn: Evan Mann
 PO Box 73790
 Puyallup, WA 98373
 P: 253-820-7835
 E: evan@soundbuilthomes.com

Applicant’s Agent: Core Design Inc
 Attn: Ben Madeo, AICP
 12100 NE 195th Street, Suite 300
 Bothell, WA 98011
 P: 425-885-7877
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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.

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STR: NW-34-22-4

Location: The project is located at 3930 S 277th Place, Auburn, WA 98001. Parcel numbers: 7967600140 and 7967600160.

Postal City: Auburn
 Zoning: R-6
 Comprehensive Zoning Designation: UM (urban residential medium 4-12 du/ac)
 Size: 4.28 acres (186,679 sf)
 Number of Lots: 25
 Density: 5.84 dwelling units per acre
 Average Lot Size: 4,502 sf
 Proposed Use: Single Family Residences
 Sewage Disposal: Lakehaven Water and Sewer District
 Water Supply: Highline Water District
 Fire District: South King Fire and Rescue
 School District: Federal Way #210
 Community Planning Area: Federal Way

C. HISTORY/BACKGROUND:

The preliminary subdivision application was received on July 20, 2020 (**Exhibit 3**). The letter of complete application was issued on August 17, 2020 (**Exhibit 4**). The Notice of Application (**Exhibit 5**) was issued on August 31, 2020 by 1) mailed notice to property owners within 500 feet of the subject property; 2) signs posted on the subject property; and 3) publication in the Seattle Times and Auburn Reporter in accordance with KCC 20.20.060. The Notice of Application was also emailed to the agencies listed in Section E below.

The Subdivision Technical Committee (STC) of King County conducted an on-site examination of the subject property. The STC discussed the proposed development with the applicant to clarify technical details of the application, and to determine the compatibility of this project with applicable King County plans, codes, and other official documents regulating this development.

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 December 20, 2021 (**Exhibit 6**) utilizing the Optional SEPA DNS Process pursuant to WAC 197-11-355. This determination was based on the review of the environmental checklist (**Exhibit 7**) 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. These public comments expressed several concerns and identified issues including, but not limited to site access, school bus route, traffic operation, parking, residential density, and stormwater facilities. The first-round public comments are referred to **Exhibit 8**. The applicant prepared written responses to these first-round public comments (**Exhibit 9**). The written responses with updated plans/reports and other supporting documents were provided to these property owners via OneDrive on December 1, 2020. Two (2) follow up comments were received from Mr. Keith Mullen on December 24, 2020 and January 21, 2021 expressing additional concerns (**Exhibit 10**). In response to Mr. Mullen’s second-round comments, the applicant provided a response letter received on March 1, 2021 (**Exhibit 11**) and a Traffic Impact Analysis addendum received on March 17, 2021 (**Exhibit 12**). This response letter and the addendum were provided to Mr. Mullen via email on March 5, 2021 and March 22, 2021 respectively. During the third-round review, three (3) additional comments were received from Mr. Mullen

on March 25, April 21 & 23, 2021 and one (1) comment was received from Mr. Tonseth on April 19, 2021 (**Exhibit 13**). Staff provided a written email response to Mr. Mullen on June 7, 2021 and Mr. Tonseth on April 23, 2021 (**Exhibit 14**). Subsequently, Mr. Mullen submitted additional comments on July 19, July 26, and August 3, 2021 (**Exhibit 15**). All public comments received were shared with the applicant and the STC to ensure the impacts of the proposed development were thoroughly evaluated within the context of existing regulations and standards.

An email (**Exhibit 16**) was received from Washington State Department of Ecology (Ecology) on December 21, 2021 claiming that this proposed project is in an area that may have been contaminated with heavy metals due to the air emissions originating from the old Asarco smelter in north Tacoma. To fully address the concerns, Ecology made specific recommendations which are included in the recommended conditions of approval in Section O.20.

E. **AGENCIES CONTACTED:**

1. King County Department of Natural Resources and Parks: See Section J.2.
2. King County Fire Marshal: See Section J.3.
3. King County METRO: No response.
4. Federal Way School District #210: See Section J.1.
5. Lakehaven Water and Sewer District: See Section K.1.
6. Highline Water District: See Section K.2.
7. Washington State Department of Ecology: See Section D and O.20.
8. Washington State Department of Fish and Wildlife: No response.
9. Washington State Department of Transportation: No response.
10. Washington Department of Archaeology and Historic Preservation: No response.
11. Snoqualmie Tribe: No response.
12. Tulalip Tribe: No response.
13. Suquamish Tribe: No response.
14. Puyallup Tribe: No response.
15. Muckleshoot Tribe: No response.

F. **NATURAL ENVIRONMENT:**

1. Topography: Existing surface gradients are relatively flat in the central and eastern portions of the south parcel (Parcel 7967600140) and the southeastern portion of the north parcel (Parcel 7967600160). The western portion of the south parcel and the western and northern portions of the north parcel slope moderately to steeply down to the west and north to S Star Lake Road. Elevation contours shown on a boundary and topographic survey plan (Sheet C1.02 of **Exhibit 2**) indicates the slope areas on the western site margin are generally about 15 to 30 feet high with inclination ranging between about 30 and 55 percent. Localized slope inclination of 60 to 80 percent are shown near the southwestern property corner. Slopes on the northern site margin are typically 20 to 40 feet high with inclinations ranging between about 20 and 41 percent. Pursuant to the provided Geotechnical Report received on March 1, 2021 (**Exhibit 17**), portions of the slopes on the western and northern site margins meet the definition of steep slope hazard areas as defined in KCC 21A.06.1230. The locations of the steep slope hazard areas are shown on Figure 2 of **Exhibit 17**. Given the observations of existing stable slope conditions and results of the stability analysis provided in the Geotechnical Report, staff agree with the geotechnical recommendations to reduce the code-standard 50-foot buffer from the steep slopes to 10 feet and to deregulate a portion of the steep slopes that are less than 20 feet high at the southeast end of the steep slope hazard area. With the addition of the code-required 15-foot building setback, a total setback distance of 25 feet from the steep slopes for structures would adequately mitigate any potential hazard associated with the steep slope hazard areas. This recommended steep slope buffer and building setback are shown on the proposed plat map (**Exhibit 2**).
2. Soils: As described in the Geotechnical Report (**Exhibit 17**), the *Lidar-revised geologic map of the Poverty Bay 7.5' quadrangle, King and Pierce Counties, Washington*, by R.W. Tabor, D.B. Booth, and K.G. Troost (2014) indicates the entire site is underlain by Vashon till (Qvt). Soils observed in subsurface explorations presented in the Geotechnical Report generally consisted of 2.5 to 4 feet of medium dense, mottled, silty sand with gravel and cobbles over dense to very dense, moderately to strongly cemented, silty sand with gravel and cobbles. Based on the soil conditions observed in the test pits and exposed in road cuts along S Star Lake Road, the site soil conditions are interpreted as weathered glacial till over unweathered glacial till, consistent with the above-noted geologic map. Detailed descriptions of the subsurface conditions are presented on the Test Pit Logs in Appendix A of **Exhibit 17**.
3. Wetlands/streams: The subject property is located within the Duwamish Watershed (Water Resource Inventory Area 9). A critical areas determination report (**Exhibit 18**) was prepared by Wetland Resources Environmental Consulting. The report determined and staff confirmed that no wetlands/streams were identified within the subject property. No off-site wetlands or streams were noted that would project a regulatory buffer onto the subject property.

4. Shoreline: Critical Areas Designations (CADS20-0080 & -0082), as referred to **Exhibit 19** were completed for the subject property. These designations identified the site is within shoreline jurisdiction. Pursuant to KCC 21A.25.050(A)(1), Star Lake is designated as Shoreline Residential. The shoreline designation extends 200 feet from the ordinary high-water mark of the Lake which is on the far side of Star Lake Road, extending approximately 85 feet onto the subject property. Residential Shoreline jurisdiction was identified overlapping the regulated steep slopes and buffers. All proposed new lots are located outside of shoreline jurisdiction as shown on **Exhibit 2**, therefore most of Shoreline Code requirements are irrelevant. Particularly, shoreline public access is not required for this project, consistent with KCC 21A.25.140(C). Staff agree that there is no direct legal connection from the subject property to Star Lake. Construction of an access to the road within shoreline jurisdiction across steep slopes above a heavily traveled road could be an adverse impact to shoreline ecological functions.
5. Critical Aquifer Recharge Area: the subject property is within a Category II Critical Aquifer Recharge Area. However, no restrictions apply for this residential development since the site is greater than one acre in size.
6. Vegetation: Dominant vegetation on the subject property includes, Douglas fir (*Pseudotsuga menziesii*), big leaf maple (*Acer macrophyllum*), Western red cedar (*Thuja plicata*), vine maple (*Acer circinatum*), red elderberry (*Sambucus racemose*), Oso berry (*Oemleria cerasiformis*), sword fern (*Polystichum munitum*), salal (*Gaultheria shallon*), and trailing blackberry (*Rubus ursinus*). Additional vegetation consists of non-native landscaping and maintained lawn. Soils sampled across the site are generally olive brown (2.5Y 4/3) or very dark brown (10YR 3/4) or olive brown (2.5Y 4/3) sandy loam.

Washington Forestry Consultants, Inc. was contacted by the applicant requesting for an assessment of surveyed trees located in the vicinity of the critical area and its buffer. The assessment study was received on July 20, 2020 (**Exhibit 20**). A tree inventory was also conducted for the trees located outside of critical area (Sheet L1.02 of **Exhibit 2**). KCC 16.82.156 requires the retention of significant trees in the urban growth area. The code also provides allowances if the required number of significant trees cannot be obtained, the removed trees are replaced. The applicant demonstrates tree retention requirement compliance as shown on Sheet L1.01 of **Exhibit 2**. A detailed significant tree retention/replacement plan will be required to be submitted to the Permitting Division for review and approval with the detailed engineering plans. Please note that existing trees and vegetation within critical areas tract(s) are required to be retained/undisturbed.

7. Hydrology: Hydrology was absent across the entire site.
8. Wildlife: No threatened, endangered, or otherwise protected wildlife habitat is mapped on the County GIS system or Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species website. Neither the WDFW SalmonScape map nor StreamNet identify any priority fish or streams on or within 300 feet of the subject property. The site is not near marine waters, nor are there any known physical connections to marine waters.

There is no designated critical habitat, or suitable habitat for the federally-listed, Threatened Marbled murrelet near the project area. In the State of Washington, murrelets are year-round residents on coastal waters, and nests and roosts are found in mature and old growth forests of western Washington. Nest trees are typically greater than thirty-two (32) inches diameter at breast height, with nesting preference on large flat conifer branches and found in old growth forests. Marbled murrelets have been found in the largest numbers in marine, coastal waters surrounding the Olympic Peninsula in northwest Washington State. Marbled murrelet are sparsely distributed in the King County region and would only occur as transient individuals in the project area.

There is no designated critical habitat, or suitable habitat for the federally-listed, Threatened northern spotted owl near the project area. The species prefers large coniferous trees for nesting, which are often associated with old growth coniferous forests. Their habitat areas require platforms, cavities, or other structural features to provide protection from adverse weather conditions and predation. Suitable habitat typically includes areas for nesting, roosting, and foraging and dispersal habitats.

No County-protected wildlife habitat as identified in KCC 21A.24.382 was identified during review of the plat or the prior Critical Areas Designations CADS20-0080 and CADS20-0082.

G. **NEIGHBORHOOD CHARACTERISTICS:**

Subdivision access to the site would be via the existing S 277th Place that will be extended to the west with a new urban subaccess road. North and west of the site is bordered to S Star Lake Road. The lots on the other side of the S Star Lake Road contains single-family residences, zoned R-6. East of the site is bordered to an opened, un-maintained King County Right-of-Way and contains single-family residential lots which are portions of the Star Lake Meadows Subdivision. These parcels are zoned R-6. South of the site is also bordered to an unopened, un-maintained King County Right-of-Way. The lots on the other side of this

unopened, un-maintained Right-of-Way contains single-family residential lots which are portions of the Riviera Subdivision. These parcels are 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-6	S Star Lake Road; Single-family residential development
East	King County R-6	Opened Right-of-Way; Single-family residential development
South	King County R-4	Unopened Right-of-Way; Single-family residential development
West	King County R-6	S Star Lake Road; single-family residential development



H. SUBDIVISION DESIGN FEATURES:

1. Lot Pattern and Density: The proposed subdivision is located within the R-6 (6 dwelling units per acre) land use zone. The base density under KCC 21A.12.030 would permit up to 26 dwelling units (4.28 x 6 = 25.68, which rounds up to 26 dwelling units). The proposal is for 25 units and is in compliance with the base density requirement.

As a site in the urban unincorporated area of King County, it is subject to the minimum density provisions of KCC 21A.12.060. The minimum density required on the site is based on a net buildable area of the site, when accounting for the critical areas and buffers required to be placed in a critical area tract, areas to be dedicated for above ground stormwater facilities, and areas required to be set aside for on-site recreation areas. When multiplied by the minimum density factor in KCC 21A.12.030, the property is required to provide a minimum of 19 dwelling units (3.64 x 6 x 85% = 18.56, which rounds up to 19 dwelling units). The proposal is for 25 units and is in compliance with the minimum density requirement. Please refer to Density Calculation Worksheet as **Exhibit 21**.

The applicant submitted preliminary project drawings (**Exhibit 2**) demonstrating conformance with the dimensional requirements as set forth in KCC 21A.12.030:

Standard	<i>Required</i>	<i>Proposed</i>
Minimum Lot Width	30 ft	≥30 ft
Minimum Street Setback	10 ft	≥10 ft
Minimum Interior Setback	5 ft	≥5 ft
Maximum Impervious Surface	70%	≤70%

Internal Circulation: Access to the subdivision would be via the existing S 277th Place that will be extended to the west with a new urban subaccess road. This new urban subaccess road provides direct access for 21 of the 25 lots, and will be constructed as a 24-foot wide travelled way pavement section with concrete curb, gutter, 5-foot sidewalks on both sides of the roadway and a cul-de-sac with a 40-foot radius. Two 20-foot-wide private access tracts (Tract A and E) intersect with this new urban subaccess road to serve four (4) of the 25 lots.

2. Roadway Sections: Access to the subdivision would be via the existing S 277th Place. S 277th Place will be extended into the subdivision with a new urban subaccess road, constructed to urban subaccess standards. The existing S 277th Place travelled way for the first 250 feet west of 42nd Avenue S will be improved to a travelled way width of 24 feet.

The applicant obtained a variance (VARR21-0008) to the 2016 King County Road Design and Construction Standards for length of cul-de-sac (S 277th Place). See **Exhibit 22**.

3. Drainage: The subject property is in the Lower Green River-West Drainage Basin and the Duwamish-Green River Watershed (Water Resource Inventory Area 9). The site is subject to Conservation Flow Control and Basic Water Quality requirements pursuant to the 2016 King County Surface Water Design Manual (KCSWDM) Application Maps. This single-family residential project is proposing greater than 2,000 sf of new impervious area, therefore requiring a full drainage review demonstrating compliance with all nine (9) core requirements and all five (5) special requirements pursuant to KCSWDM.

The site currently contains two on-site subbasins discharging towards north and south. The two flow paths converge at the Star Lake Outlet within a quarter-mile downstream from the site. The project requested to maintain only the north discharge location through a drainage adjustment record VARD21-0002 for deviating from Core Requirement #1 and demonstrated the project will release the detained runoff at a flow rate matching the current condition. See **Exhibit 23** for the approval of the drainage adjustment request.

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 24**.

The project proposes a combined flow control/water quality underground stormwater wetvault in Tract B. The vault is designed to release mitigated flows directly to an existing catch basin and drainage conveyance system at the Star Lake Road. Conservation Flow Control and Basic Water Quality treatments will be provided for both facilities in accordance with KCSWDM. The analysis along with hydraulic modeling are included in the TIR (**Exhibit 24**).

4. Noise: 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 S 277th Place is an urban minor access road, 42nd Avenue S is an urban subcollector road, and S Star Lake Road is an urban collector arterial. The subject subdivision is not in conflict with this plan, nor with the Regional Trails Plan or Non-motorized Transportation Plan.

Subdivision Access: Access to the subdivision would be via the existing S 277th Place that will be extended to the west with a new urban subaccess road. This new urban subaccess road provides direct access for 21 of the 25 lots. Two 20-foot-wide private access tracts (Tract A and E) intersect with this new urban subaccess road to serve four (4) of the 25 lots, including access to the stormwater tract.

2. Traffic Generation: The minimum requirement of a development generating 30 peak hour trips is not met by this proposed plat; however, a level one traffic impact analysis (TIA) was completed by Heath and Associates received on November 25, 2020 (**Exhibit 25**) and an addendum received on March 17, 2021 that includes discussion concerning the AM peak period (**Exhibit 12**). It is estimated that approximately 236 net new weekday vehicular trips with 19 AM peak-hour trips and 25 PM peak-hour trips will be generated by full development of the proposed subdivision. 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.
3. 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 East Federal Way travel shed which currently passes the King County concurrency standard.
 - b. KCC Chapter 14.80 – Intersection Standards: No intersections exceed intersection standards as a result of this proposal.

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 Valhalla Elementary School, Totem Lake Middle School, and Thomas Jefferson High School, all located within the Federal Way School District #210.
 - 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 \$1,845 per detached single-family dwelling unit (2022 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: Busing would not be provided for students attending Valhalla Elementary but would be provided for students attending Totem Lake Middle School and Thomas Jefferson High School. The nearest bus stop for middle school and high school students is located at the 46th Avenue S/S Star Lake Road intersection, with a walk distance of 0.5 mile. Safe walking conditions for these students will exist between the site and the bus stop by way of:
 - New concrete sidewalks constructed within the site; and
 - Existing concrete sidewalks along the south side of S 277th Place; and
 - Existing 6-8 feet wide paved shoulder along east side of 42nd Avenue S; and
 - Existing 3 feet wide gravel shoulder along south side of S Star Lake Road and 6-8 feet wide paved shoulder along north side of S Star Lake Road; and

- Existing 3-4 feet wide sidewalks on both sides of S Star Lake Road; and
- Existing 3 feet wide gravel shoulder along south side of S Star Lake Road and 3-4 feet wide sidewalks along north side of S Star Lake Road; and
- Existing 3-4 feet wide paved/gravel shoulder on both sides of S Star Lake Road.

Safe walking conditions will exist from elementary school students by way of:

- New concrete sidewalks constructed within the site; and
- Existing concrete sidewalks along the south side of S 277th Place; and
- Recently constructed sidewalks along the west side of 42nd Avenue S from S 277th Place.

- d. The applicant has provided a safe walk route plan (**Exhibit 26**). The STC has reviewed and determined the plan and photographs are adequate.
2. Parks and Recreation Space: The nearest public park is Bingaman Pond Natural Area, which is located approximately 2 miles of travel distance to the southwest from the subdivision. The primary use of the park is for walking and nature observation. A system of informal trails spans the site.

Pursuant to KCC 21A.14.180(A), residential subdivisions of more than four units in the R-6 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. The proposed plat density is 5.84 units per acre and as such is required to provide at least 9,750 sf of on-site recreation space. If on-site recreation space is not provided in accordance with K.C.C. 21A.14.180, the applicant shall pay a fee-in-lieu of actual recreation space if approved by King County Department of Natural Resources and Parks. King County acceptance of a fee-in-lieu payment is discretionary. Fees shall be calculated on the basis of the projected market value of the required recreation space land area after development. Any recreational space provided by the applicant shall be credited toward the required fees. The Department of Natural Resources and Parks has preliminarily agreed to accept the fee-in-lieu request. Please refer to **Exhibit 27** which includes the code compliance analysis and fee-in-lieu estimate. There are other projects that have requested for fee-in-lieu of onsite recreation space and have been granted for approval in the past. The fee-in-lieu estimate worksheet shows a calculation methodology consistent with those projects that have had their proposed fee-in-lieu accepted by the Department of Natural Resources and Parks. Specifically, Salmon Creek Townhomes (Preliminary Plat Application – File Number: PLAT18-0006) was granted for preliminary approval by the Hearing Examiner on August 12, 2019.

With the fee-in-lieu request being accepted, KCC 21A.14.190 still requires a tot-lot/children’s play area of 400 square feet or 45 square feet per unit, whichever is greater. The proposed plat as such is required to provide at least 1,125 sf of children’s play area. Tract H of 1,228 sf as shown on the plat map demonstrates this requirement compliance (Sheet L2.01 of **Exhibit 2**). A detailed improvement plan for the play area will be required for submittal, review, and approval by the Permitting Division prior to engineering plan approval.

3. Fire Protection: The Certificate of Water Availability from the Highline Water District indicates that water is presently available to the site in sufficient quantity to satisfy King County Fire Flow Standards. 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 received on July 20, 2020 demonstrating this proposal will be served by South King Fire and Rescue District (**Exhibit 28**). The future residences will require sprinklers, unless otherwise approved by the King County Fire Marshal.

K. UTILITIES:

1. Sewage Disposal: The applicant proposes to serve the subject subdivision with a public sewer system managed by the Lakehaven Water and Sewer District. A Certificate of Sewer Availability, received on July 12, 2021, indicates the sewer district's capability to serve the proposed development (**Exhibit 29**).
2. Water Supply: The applicant proposes to serve the subject subdivision with a public water supply and distribution system managed by the Highline Water District. A Certificate of Water Availability, received on July 12, 2021, indicates the water district's capability to serve the proposed development (**Exhibit 30**).

L. COMPREHENSIVE AND COMMUNITY PLAN:

1. Comprehensive Plan: This plan is governed by the 2016 King County Comprehensive plan which designates this area as urban residential medium density.
2. Community Plans: The subject subdivision is located in the Federal Way Community Planning Area. There is no currently adopted community plan for the Federal Way 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 preliminary plat approval subject to the following conditions:

1. The plat configuration shall be developed in substantial conformance with the development plan set received on August 26, 2021 (**Exhibit 2**).
2. Compliance with all platting provisions of KCC Title 19A.
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-6 zone classification. All lots shall meet the minimum dimensional requirements of the R-6 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.
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.
6. The existing temporary cul-de-sac at the end of S 277th Place shall be removed.
7. 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.
8. 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.
9. 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 storm drainage conveyance system along the public roadways shall be designed pursuant to requirements of the KCSWDM.
- e. 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 2016 KCSWDM. Level 2 Flow Control is required for the on-site basin.
- f. The detention facilities shall meet the design requirements in Section 5.1 of the KCSWDM. Access roads are required to the access panel, the control structure, and at least one access point per cell, and shall be designed pursuant to Section 5.1.3. The water quality facilities shall be designed in accordance with Chapter 6 of the KCSWDM.
- g. To implement the required Best Management Practices (BMPs) for treatment of storm water, the final engineering plans and TIR shall clearly demonstrate compliance with all applicable design standards. The requirements for BMPs are outlined in Section 1.2.9 of the 2016 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.

- 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.
10. The proposed subdivision shall comply with the 2016 KCRDCS, including the following requirements:
- a. The extension of S 277th Place to the west shall be constructed at a minimum to the urban subaccess standard.
 - b. The existing S 277th Place, for approximately the first 250 feet west of S 42nd Street, shall be widened at a minimum to the urban subaccess travelled way width standard.
 - c. 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.
 - d. Comply with road variance VARR21-0008.
 - e. Modifications to the above road conditions may be considered according to the variance provisions in Section 1.13 of the 2016 KCRDCS.
11. Shorelines: The western portion of this site is within Residential Shoreline Environment. The area within shoreline jurisdiction is excluded from the lot development and has been placed entirely within the Critical Areas Tract that protects the steep slopes and buffers on this property. No alterations are proposed within shoreline jurisdiction.
12. Critical Areas: The proposed subdivision shall comply with the Critical Areas Code as outlined in KCC Chapter 21A.24 at the time of application. Impacts to critical areas shall be avoided where possible, and compensatory mitigation is required for approved adverse impacts. Preliminary plat review has identified the following specific requirements that apply to this project. All other applicable requirements from KCC Chapter 21A.24 shall also be addressed by the applicant.
- a. Critical Area Tract (KCC 21A.24.180). The regulated steep slope area and associated 10-foot buffer shall be placed in a critical area tract to be shown on the engineering plans and final plat. The critical area tract shall be held in an undivided interest by each owner of a building lot within the development with this ownership interest passing with the ownership of the lot, or held by an incorporated homeowner's association or other legal entity that ensures the ownership, maintenance and protection of the tract.
 - b. A minimum building setback line of 15 feet shall be required from all edges of the buffer (KCC 21A.24.200).
 - c. A final arborist report shall be submitted by the applicant during the engineering review that verifies

and quantifies the number of any hazard trees to be removed from critical areas and the required mitigation, if any.

- d. Permanent survey marking, wildlife passable fencing, and critical area signs shall be installed at the edge of the critical area tract prior to final plat approval (KCC 21A.24.160).
- e. Prior to any clearing and grading on the site, the tract/critical area and buffer, and the area of development activity must be marked or otherwise flagged to the satisfaction of King County. The required marking or flagging shall remain in place until all development proposal activities near the critical areas are completed. Additional erosion and sedimentation control measures may also be required pursuant to the KCSWDM and Clearing and Grading regulations.
- f. The following note shall be shown on the final engineering plan and recorded plat:

RESTRICTIONS FOR CRITICAL AREA TRACT AND
CRITICAL AREAS AND BUFFERS

Dedication of a critical area tract and buffer conveys to the public a beneficial interest in the land within the tract and buffer. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, and protection of plant and animal habitat. The critical area tract and buffer imposes upon all present and future owners and occupiers of the land subject to the tract/critical area and buffer the obligation, enforceable on behalf of the public by King County, to leave undisturbed all trees and other vegetation within the tract/critical area and buffer. The vegetation within the tract/critical area and buffer may not be cut, pruned, covered by fill, removed or damaged without approval in writing from the King County Department of Local Services – Permitting Division or its successor agency, unless otherwise provided by law.

The common boundary between the tract/critical area and buffer and the area of development activity must be marked or otherwise flagged to the satisfaction of King County prior to any clearing, grading, building construction or other development activity on a lot subject to the critical area tract/critical area and buffer. The required marking or flagging shall remain in place until all development proposal activities near the critical areas are completed.

No building foundations are allowed beyond the required 15-foot building setback line, unless otherwise provided by law.

13. The engineering plan approval shall include a special inspection requirement for the geotechnical engineer to observe site grading, cut slope excavation, subgrade preparation, fill compaction and fill slope grading, and rockery or retaining wall construction for compliance with the recommendations contained in the geotechnical engineering report by Terra Associates, Inc dated April 10, 2020 and revised May 28, 2020 (**Exhibit 17**).
14. All utilities within proposed rights-of-way must be included within a franchise approved by the King County Council prior to final plat recording.
15. 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.
16. 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 plan.
 - b. A performance bond for recreation space improvements shall be posted prior to recording of the plat.
 - c. In accordance with KCC 21A.18.185, the developer may choose to pay a fee-in-lieu of providing the on-site recreation space. The Department of Parks and Natural Resources has agreed to accept the fee-in-lieu payment. To obtain final plat approval, the developer shall provide payment of an amount agreed upon by the Department of Natural Resources and Parks, based on an estimate of the market value of the required recreation land area after development.

17. A homeowners' association or other workable organization satisfactory to DLS – Permitting shall be established and shall provide for the ownership and continued maintenance of the recreation, open space and/or critical area tract(s).
18. Street trees shall be provided as follows pursuant to KCRDCS 5.03 and KCC 21A.16.050:
 - a. Trees shall be planted at a rate of one tree for every 40 feet of frontage along all roads. Spacing may be modified to accommodate sight distance requirements for driveways and intersections.
 - b. Trees shall be located within the street right-of-way and planted in accordance with Section 5.03 and Drawings 5-009 through 5-013 of the KCRDCS, unless the King County Department of Local Services, Roads Division determines that trees should not be located in the street right-of-way.
 - c. If King County determines that the required street trees should not be located within the right-of-way, they shall be located no more than 20 feet from the street right-of-way line.
 - d. The trees shall be owned and maintained by the abutting lot owners *or* the homeowner's association or other workable organization unless the County has adopted a maintenance program. Ownership and maintenance shall be noted on the face of the final recorded plat.
 - e. The species of trees shall be approved by DLS - Permitting if located within the right-of-way, and shall comply with KCRDCS 5.03L, M, and N. They shall not include species the County determines has the potential to disrupt utilities or impact roadway improvements. All tree planting in the right-of-way shall include the installation of an approved root barrier adjacent to walks and curbs for each tree, unless otherwise approved by the County Road Engineer.
 - f. The applicant shall submit a street tree plan and bond quantity worksheet for review and approval by DLS - Permitting prior to engineering plan approval (if required), or if engineering plans are not required, at the time of the required pre-construction meeting.
 - g. The street trees must be installed and inspected, or a performance bond posted prior to recording of the plat. If a performance bond is posted, the street trees must be installed and inspected within one year of recording of the plat. At the time of inspection, if the trees are found to be installed in accordance with the approved plan, a maintenance bond must be submitted and held for one year. After one year, the maintenance bond may be released after DLS - Permitting has completed a second inspection and determined that the trees have been kept healthy and thriving.
 - h. A landscape inspection fee shall also be submitted prior to plat recording. The inspection fee is subject to change based on the current County fees.
19. To implement KCC 16.82.156, which applies to the site, a detailed significant tree retention plan shall be submitted with the engineering plans for the subject plat. The tree retention plan (and engineering plans) shall be consistent with the requirements of KCC 16.82.156. No clearing of the subject property is permitted until the final tree retention plan is approved by the Permitting Division. Flagging and temporary fencing of trees to be retained shall be provided. The placement of impervious surfaces, fill material, excavation work, or the storage of construction materials is prohibited within the fenced areas around preserved trees, except for grading work permitted.
20. Prior to the issuance of any final engineering approval or the initiation of grading, filling, or clearing:
 - a. Sample the soil and analyze for arsenic and lead following the 2019 Tacoma Smelter Plume Guidance. The soil sampling results shall be sent to Ecology for review.
 - b. If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The MTCA cleanup level for arsenic is 20 parts per million (ppm) and lead is 250 ppm.
 - c. If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall:
 - 1) Develop soil remediation plan and enter into the Voluntary Cleanup Program with Ecology. For more information on the Voluntary Cleanup Program, visit Ecology website at: <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process/Cleanup-options/Voluntary-cleanup-program>.

- 2) Obtain an opinion letter from Ecology stating that the proposed soil remediation plan will likely result in no further action under MTCA. The applicant shall provide to the local permitting agency the opinion letter from Ecology.
 - 3) Prior to finalizing site development permits, provide to the local land use permitting agency “No Further Action” determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.
- d. If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children’s play areas. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.

P. OTHER CONSIDERATIONS:

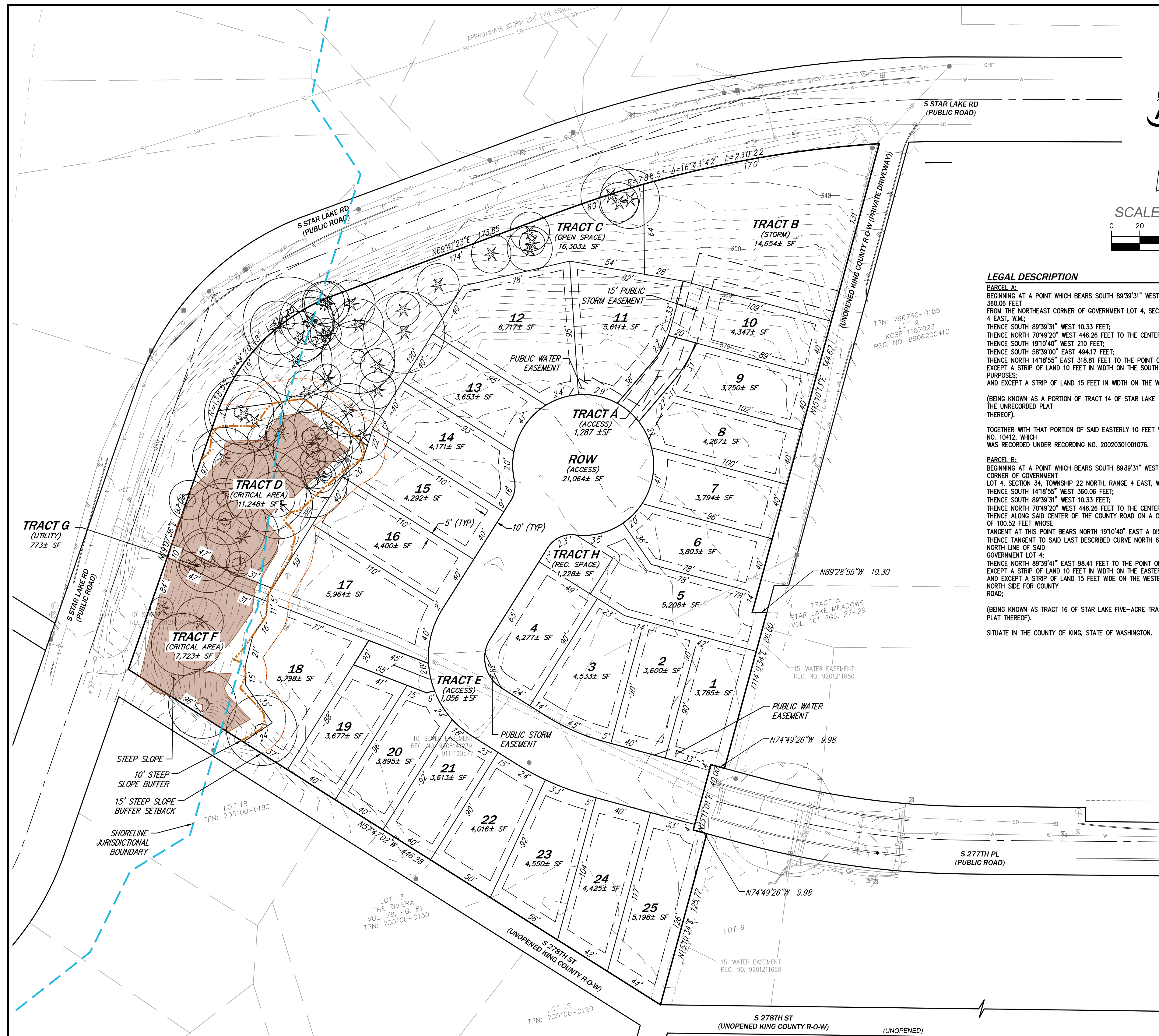
- 1. The subdivision shall conform to KCC Chapter 16.82 relating to grading on private property.
- 2. Development of the subject property may require registration with the Washington State Department of Licensing, Real Estate Division.
- 3. Preliminary approval of this application does not limit the 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.

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.

Name	Email	Organization/ Role	Phone Number	Address
Tracy Cui	tracy.cui@kingcounty.gov	DLS – Project Manager III	206-263-8720	35030 SE Douglas St Suite 210, Snoqualmie, WA 98065
Pesha Klein	pesha.klein@kingcounty.gov	DLS – Environmental Scientist III	206-477-0341	35030 SE Douglas St Suite 210, Snoqualmie, WA 98065
Ryan Scheffler	rscheffler@kingcounty.gov	DLS – Engineer II	206-477-2373	35030 SE Douglas St Suite 210, Snoqualmie, WA 98065
Huey-yi Sung	hsung@kingcounty.gov	DLS – Engineer III	206-263-0903	35030 SE Douglas St Suite 210, Snoqualmie, WA 98065
Robert Eichelsdoerfer	robert.eichelsdoerfer@kingcounty.gov	DLS – Senior Engineer	206-477-3652	35030 SE Douglas St Suite 210, Snoqualmie, WA 98065
Evan Mann	evan@soundbuilthomes.com	Copper Ridge, LLC – Applicant	253-539-8116	PO Box 73790, Puyallup, WA 98373
Mark Baughman	mkbaugh@comcast.net	POR	253-850-9630	3900 S Star Lake Rd, Auburn, WA 98001
Stephen Beer	beersc_42@yahoo.com	POR	253-854-6550	27840 38 th Pl S, Auburn, WA 98001
Tommy Crook	N/A	POR	253-941-3454	27611 42 nd Ave S, Auburn, WA 98001
Nathan Kirk	kennewicknate@gmail.com	POR	N/A	N/A
Ted Knieriem	Tjk839@gmail.com	POR	206-919-1862	4014 S 277 th Pl, Auburn, WA 98001

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Brad Neil	bradgneil@comcast.net	POR	N/A	4035 S 275 th Pl, Auburn, WA 980001
Anhvan Nguyen	Tommy_1_1999_1999@yahoo.com	POR	206-370-9901	3930 S 275 th Pl, Auburn, WA 98001
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Jen Thomas	jthomas@fwps.org	POR	253-945-2071	33330 8 th Ave S, Federal Way, WA 98003
Eva Barber	Eva.barber@ecy.wa.gov Evba461@ecy.wa.gov	POR	360-999-9593	N/A



LEGAL DESCRIPTION

PARCEL A:
 BEGINNING AT A POINT WHICH BEARS SOUTH 89°39'31" WEST 420 FEET AND SOUTH 14°18'55" WEST 360.06 FEET FROM THE NORTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 34, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M.;
 THENCE SOUTH 89°39'31" WEST 10.33 FEET;
 THENCE NORTH 70°49'20" WEST 446.26 FEET TO THE CENTER OF COUNTY ROAD;
 THENCE SOUTH 19°10'40" WEST 210 FEET;
 THENCE SOUTH 58°39'00" EAST 494.17 FEET;
 THENCE NORTH 14°18'55" EAST 318.81 FEET TO THE POINT OF BEGINNING;
 EXCEPT A STRIP OF LAND 10 FEET IN WIDTH ON THE SOUTHERLY AND EASTERLY SIDES FOR ROAD PURPOSES;
 AND EXCEPT A STRIP OF LAND 15 FEET IN WIDTH ON THE WESTERLY SIDE FOR COUNTY ROAD;
 (BEING KNOWN AS A PORTION OF TRACT 14 OF STAR LAKE FIVE-ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

TOGETHER WITH THAT PORTION OF SAID EASTERLY 10 FEET VACATED BY KING COUNTY ORDINANCE NO. 10412, WHICH WAS RECORDED UNDER RECORDING NO. 20020301001076.

PARCEL B:
 BEGINNING AT A POINT WHICH BEARS SOUTH 89°39'31" WEST 420 FEET FROM THE NORTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 34, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M.;
 THENCE SOUTH 14°18'55" WEST 360.06 FEET;
 THENCE SOUTH 89°39'31" WEST 10.33 FEET;
 THENCE NORTH 70°49'20" WEST 446.26 FEET TO THE CENTER OF THE COUNTY ROAD;
 THENCE ALONG SAID CENTER OF THE COUNTY ROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 100.52 FEET WHOSE TANGENT AT THIS POINT BEARS NORTH 19°10'40" EAST A DISTANCE OF 87.12 FEET;
 THENCE TANGENT TO SAID LAST DESCRIBED CURVE NORTH 68°50'00" EAST 390.41 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 4;
 THENCE NORTH 89°39'41" EAST 98.41 FEET TO THE POINT OF BEGINNING;
 EXCEPT A STRIP OF LAND 10 FEET IN WIDTH ON THE EASTERLY SIDE FOR ROAD PURPOSES;
 AND EXCEPT A STRIP OF LAND 15 FEET WIDE ON THE WESTERLY SIDE AND 30 FEET WIDE ON THE NORTH SIDE FOR COUNTY ROAD;
 (BEING KNOWN AS TRACT 16 OF STAR LAKE FIVE-ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

DENSITY CALCULATIONS

GROSS AREA OF PROPERTY: 186,679 SF (4.28 AC)
 BASE DENSITY: 6 D.U./ACRE
 ALLOWABLE DWELLING UNITS: 26 (4.28 x 6 = 25.68)

SITE STATISTICS

SITE AREA: 186,679 SF (4.28 AC)
 PROPOSED USE: DETACHED - SINGLE FAMILY
 NUMBER OF LOTS: 25
 AVERAGE LOT SIZE: ±4,502 sf
 EXISTING ZONE: R-6
 PERMITTED DENSITY: 6 D.U./ACRE
 PROPOSED DENSITY: 5.84 D.U./ACRE
 DEDICATED R-G-W: 21,064 SF
 PUBLIC ACCESS EASEMENT: 0 SF
 PRIVATE ACCESS (TRACT A AND E): ±2,343 SF
 OPEN SPACE (TRACT C): ±16,303 SF
 STORM (TRACT B): ±14,654 SF
 CRITICAL AREA (TRACT D): ±11,248 SF
 CRITICAL AREA (TRACT F): ±7,723 SF
 UTILITY (TRACT G): ±773 SF
 REC. SPACE (TRACT H): ±1,228 SF
 STEEP SLOPE AND BUFFER: ±18,335 SF
 SETBACKS: INTERIOR - 5' ADJACENT TO STREET - 10'

VERTICAL DATUM

NAVD 88

ORIGINATING BENCHMARK

WGS 5606, N QUARTER CORNER 34-22N-04E
 EL: 370.04

PROJECT BENCHMARKS

NAIL AND WASHER SET ON W SIDE OF S STAR LAKE RD, W OF PARCEL A.
 EL: 338.43

APPLICANT/OWNER

COPPER RIDGE, LLC
 P.O. BOX 73790 PUYALLUP, WA 98373
 (253) 820-7835
 CONTACT: EVAN MANN

PLANNER/ENGINEER/SURVEYOR/LANDSCAPE ARCHITECT

CORE DESIGN, INC.
 12100 NE 195TH ST, SUITE 300
 BOTHELL, WA 98011
 (425) 885-7877
 CONTACT: BEN MADEO, AICP - PLANNER BMM@COREDESIGNINC.COM
 SHERI MURATA, P.E. - ENGINEER SHM@COREDESIGNINC.COM
 KEN SHIPLEY, P.L.S. - SURVEYOR KWS@COREDESIGNINC.COM
 LINDSEY SOLORIO, P.L.A. - LANDSCAPE ARCHITECT
 LBS@COREDESIGNINC.COM

GEOTECHNICAL ENGINEER

TERRA ASSOCIATES, INC.
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 KIRKLAND, WA 98034
 (425) 821-7777 EXT 103
 CONTACT: CAROLYN DECKER, P.E.

WETLAND CONSULTANT

WETLAND RESOURCES
 9505 19TH AVENUE SE, SUITE 106
 EVERETT, WA 98208
 (425) 337-3174
 CONTACT: JEFF MALLAHAN

ARBORIST

WASHINGTON FORESTRY CONSULTANTS INC.
 1919 YELM HWY SE SUITE C
 OLYMPIA, WA 98501
 (360) 943-4128
 CONTACT: GALEN WRIGHT

RECEIVED
08/26/2021
 KING COUNTY DLS
 PERMITTING DIVISION

TAX PARCEL NO./SITE ADDRESS

796780-0140 / 3830 S. 277TH PL 98001
 796780-0180 / W. HELGELAND

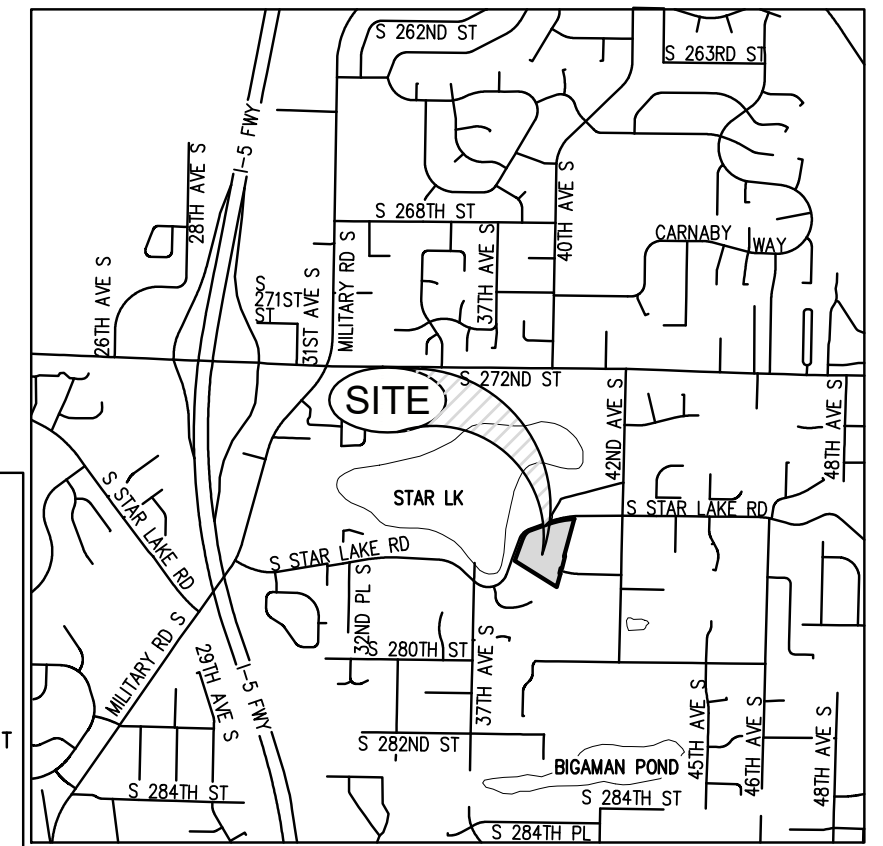
SHEET INDEX

- C1.01 PRELIMINARY PLAT
- C1.02 BOUNDARY AND TOPOGRAPHIC SURVEY
- C4.01-C4.03 PRELIMINARY GRADING AND UTILITY PLAN
- C4.21 PRELIMINARY ROAD PROFILES
- L1.01 TREE RETENTION PLAN
- L1.02 TREE RETENTION TABLES
- L2.01 LANDSCAPE PLAN
- L2.31 LANDSCAPE DETAILS

FIRE SPRINKLER NOTE

RESIDENTIAL FIRE SPRINKLERS WILL BE REQUIRED AS PART OF THE PLAT CONDITIONS. EACH BUILDING PERMIT WILL BE REVIEWED TO DETERMINE IF THE FIRE SPRINKLER CONDITIONS CAN BE REMOVED... IN ORDER TO REMOVE THE FIRE SPRINKLER REQUIREMENT EACH LOT MUST MEET ALL THE FIRE ACCESS AND WATER SUPPLY CONDITIONS LISTED BELOW.

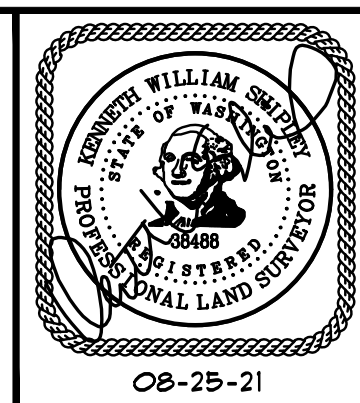
SINGLE FAMILY - FIRE ACCESS ALL PORTIONS OF THE EXTERIOR WALLS OF THE STRUCTURE (AT GRADE) SHALL BE WITHIN 150 FEET FROM APPROVED FIRE APPARATUS ACCESS. THE DISTANCE SHALL BE MEASURED ALONG A DIRECT WALKING PATH AROUND THE BUILDING CONSIDERING OBSTRUCTIONS SUCH AS RETAINING WALLS. THESE REQUIREMENTS APPLY TO ALL THE ACCESS ROAD LEADING FROM THE NEAREST FIRE STATION TO THE RESIDENCE. AN APPROVED ACCESS ROAD SHALL BE A MINIMUM: A MINIMUM OF A 20-FOOT WIDE DRIVEWAY SURFACE A MINIMUM UNOBSTRUCTED HEIGHT OF 13' OF CAPABLE OF SUPPORTING 25 TONS IN ALL-WEATHER CONDITIONS A FINISHED ROADWAY GRADIENT CANNOT EXCEED 15% AT ANY LOCATION A DEAD-END ACCESS ROADWAY CANNOT EXCEED 150 FEET IN LENGTH WITHOUT AN APPROVED MEANS OF TURNING THE FIRE APPARATUS AROUND. AN APPROVED TURN AROUND SHALL BE EITHER A MINIMUM 80-FOOT DIAMETER CUL-DE-SAC WITH A MINIMUM TURNING RADIUS OF 20 FEET INSIDE AND 40 FEET OUTSIDE, OR AN APPROVED "HAMMERHEAD" TURN-AROUND (PER KING COUNTY PUBLIC RULE 17.04). EXEMPTIONS: RESIDENCES PROVIDED WITH AN APPROVED FIRE SPRINKLER SYSTEM. ATTACHED DECKS, EXTERIOR PORCHES AND CARPORTS OPEN ON TWO SIDES



VICINITY MAP

NO SCALE

SURVEY JOB NO:	20014	1	COUNTY COMMENTS	SES 10/30/20
CHECKED:	---	2	COUNTY COMMENTS	JRC 01/25/21
CAD ENTERED:	STEVE SIMMONS	3	COUNTY COMMENTS	SES 06/7/21
DESIGNED:	SHERI H MURATA, PE	4	COUNTY COMMENTS	SES 08/12/21
CHECKED:	---			
SUPERVISOR:	---			
NUM.	REVISION	BY	DATE	



FED. AID No. ---

PROJECT No. PLAT20-00002

MAINTENANCE DIVISION No. ---

Exhibit no. 02

Case name Star Lake Heights

Case number PLAT200002

Date received 1/28/2022

KING COUNTY HEARING EXAMINER

KING COUNTY DEPT. OF LOCAL SERVICES
 JOHN TAYLOR, DIRECTOR
STAR LAKE HEIGHTS
COPPER RIDGE, LLC
 PRELIMINARY PLAT

811
 Know what's below.
 Call before you dig.

SHEET
C1.01
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10
 SHEETS

XXX-XX

8/25/2021 1:26 PM A:\2020\20014\ENGINEERING\PRELIMINARY\SHEETS\20014_C1.DWG