

May 9, 2023

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**

King County Courthouse
516 Third Avenue Room 1200
Seattle, Washington 98104
Telephone (206) 477-0860
hearingexaminer@kingcounty.gov
www.kingcounty.gov/independent/hearing-examiner

ORDER ON MOTION FOR RECONSIDERATION

SUBJECT: Department of Local Services file no. **PLAT210002**
Proposed ordinance no.: **2023-0049**

MT. SI

Preliminary Plat Application

Location: 32433 SE Redmond Fall City Road, Fall City

Applicant: Mt. Si Investments LLC
represented by **Robert Fitzmaurice**
15 Lake Bellevue Drive South
Bellevue, WA 98005
Telephone: (425) 869-1300
Email: robert@taylordev.com

King County: Department of Local Services
represented by **Brian Lee**
919 SW Grady Way Suite 300
Renton, WA 98057
Telephone: (206) 477-6147
Email: brlee@kingcounty.gov

The Applicant timely filed a motion for clarification of the Examiner's April 13, 2023, Report and Decision on the Mt. Si Preliminary Plat (Plat 210002, Proposed Ordinance 2023-0049) ("Decision"). Specifically, the Applicant requests clarification of the Examiner's Conclusion 2 and Condition 10(A) related to the application of King County Road Design and Construction Standards ("KCRDCS") 2.03 for Urban Minor Access Road to the private access tract road ("Tract C").

Exhibit A to the motion depicts how the preliminary plat's interior road and the Tract C road paved rights-of-way can be designed to 28 feet of curb-to-curb pavement to allow for on-street parking for up to 17 vehicles, while allowing passage of an emergency vehicle. Although the Examiner intended that the parking be available immediately adjacent to lots 4 through 13, the Applicant has shown how at least one on-street parking space per lot in the preliminary plat can be provided.

The Motion is GRANTED

Ordered that:

1. Conclusion 2 of the Decision is revised to read:

As revised by Exhibit A to the Applicant's May 2, 2023, Motion for Clarification, the proposed subdivision's proposed internal circulation makes appropriate provisions for safety and general welfare and streets and roads.

2. Condition 10.A of the Decision is revised to read:

The proposed subdivision shall comply with the KCRDCS, including the following requirements:

- A. The new interior road shall be constructed at a minimum to the Urban Minor Access Roadway standard per KCRDCS Section 2.03 and 2.06 and the proposed private access tract (Tract C) shall be constructed at a minimum to the Private Access Tracts standard per KCRDCS Section 2.09B and both shall have a minimum curb-to-curb pavement width of 28 feet.

DATED May 9, 2023.



Alison Moss

King County Hearing Examiner *pro tem*

NOTICE OF RIGHT TO APPEAL

A person appeals this Examiner decision by following the steps described in KCC 20.22.230, including filing with the Clerk of the Council a sufficient appeal statement and a \$250 appeal fee (check payable to the King County FBOD). Appeal statements may refer only to facts contained in the hearing record; new facts may not be presented on appeal. KCC 20.22.230 also requires that the appellant provide copies of the appeal statement to the Examiner and to any named parties listed on the front page of the Examiner’s decision.

Prior to the close of business (4:30 p.m.) on *June 2, 2023*, an electronic copy of the appeal statement must be sent to Clerk.Council@kingcounty.gov and a paper copy of the appeal statement must be delivered to the Clerk of the Council's Office, Room 1200, King County Courthouse, 516 Third Avenue, Seattle, Washington 98104. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. If the Office of the Clerk is not officially open on the specified closing date, delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

Unless both a timely and sufficient appeal statement and filing fee are filed by *June 2, 2023*, the Examiner’s decision becomes final.

If both a timely and sufficient appeal statement and filing fee are filed by *June 2, 2023*, the Examiner will notify all parties and interested persons and provide information about “next steps.”

May 9, 2023

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**

King County Courthouse
516 Third Avenue Room 1200
Seattle, Washington 98104
Telephone (206) 477-0860
hearingexaminer@kingcounty.gov
www.kingcounty.gov/independent/hearing-examiner

CERTIFICATE OF SERVICE

SUBJECT: Department of Local Services file no. **PLAT210002**
Proposed ordinance no.: **2023-0049**

MT. SI

Preliminary Plat Application

I, Jessica Oscoy, certify under penalty of perjury under the laws of the State of Washington that I transmitted the **ORDER ON MOTION FOR RECONSIDERATION** to those listed on the attached page as follows:

- EMAILED to all County staff listed as parties/interested persons and parties with e-mail addresses on record.
- placed with the United States Postal Service, with sufficient postage, as FIRST CLASS MAIL in an envelope addressed to the non-County employee parties/interested persons to addresses on record.

DATED May 9, 2023.



Jessica Oscoy
Office Manager

Anderson, Kris

Baumgarten, David

The Riley Group Inc
Hardcopy

Brocco, Megan

Bullinger, John

Stoel Rives LLP

Donaldson, Angela/Jeff

Hardcopy

Elliott, Collene

Escobar, Lisa

Fairchild, Mary

Fitzmaurice, Robert

Taylor Development
Hardcopy

Gagnon, Carrie Lee

Gariepy, Daniel

Department of Local Services

Gordon, Glen/Rebecca

Hardcopy

Hart, Desiree

Haynie, Spencer

Transportation Engineering NorthWest
Hardcopy

Huskinson, Lena/Cory

Jensen, David

Jensen Engineering Inc
Hardcopy

Jones, April

Taylor Development

Joudi, Maher

DR Strong Consulting Engineers Inc
Hardcopy

Killingsworth, Carol

Kluver, Teresa

Hardcopy

Lathrop, Christina

Lee, Brian

Department of Local Services

Linney, Lacy

MacDonald, Diana

Hardcopy

McCarthy, Glenn

Hardcopy

Miller, Rebecca/Dwight

Hardcopy

Morgan, Kassandra

Mt. Si Investments LLC

Mullaney, Patrick

Stoel Rives LLP
Hardcopy

Nakamura, Corbin

Newton, William

Hardcopy

Noel, Charlotte

Hardcopy

Osbekoff, Adam

Snoqualmie Tribe Enviro and Natural Resources Dept
Hardcopy

Parks, Cindy

Hardcopy

Patterson, Glen

Pedroza, Melani

Metropolitan King County Council

Pursley, Joseph

Department of Local Services

Rex, Jade

Rose, Patricia

Scheffler, Ryan

Department of Local Services

Shepard, Rachel

Stamm, Rick

Hardcopy

Stokes, Ryan

Suelzle, Mike

Hardcopy

Sung, Huey-yi

Department of Local Services

Treisman, Janna/Zack
Hardcopy

Vance, Cory

Vieira, Suzanne

Vogt, Doug/Ivonne

Weber, Joe

Wherlock, Karen
Hardcopy

White, T

Young, Kelly