



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

## Notice of Recommendation & Hearing

(Type 3)

File Nos.: **PLAT18-0001 & SHOR18-0001**

**Three Rivers Estates**

Applicant: **Kusak Tree Farm LLC**  
**3910 46<sup>th</sup> Avenue South**  
**Seattle WA 98118**

Permitting Project Manager: **Kim Claussen, PPM III**  
e-mail: **kimberly.claussen@kingcounty.gov**  
phone no.: **206-477-0329**

Project Location: **The site is located west of 436<sup>th</sup> Avenue SE, north of the South Fork of the Snoqualmie River, south of I-90 and the former Cascade golf course.**

Parcel nos. **152308-9018, 222308-9002, -9019, -9026, -9055**

Project Description: **Subdivision of approximately 55 acres, zoned RA 2.5 and RA-5 SO, into 11 lots for single family dwellings, tracts for open space, access, critical areas & associated buffers. Proposal also includes Shoreline Substantial Development Permit.**

Permits Requested: **Formal Plat, Shoreline Substantial Development Permit**

Department Recommendation to the Hearing Examiner: **Approve, subject to conditions**

Date of Public Hearing: **July 30, 2019, 10 am**

**Permitting Division, Snoqualmie Pass Room**  
**35030 SE Douglas Street, Suite 210**  
**Snoqualmie, WA 98065-9266**

SEPA Threshold Determination: **May 6, 2019**

The Permitting Division of the Department of Local Services will issue a written report and recommendation to the Hearing Examiner two weeks prior to the scheduled public hearing. Persons wishing to receive a copy of the report should contact the Permitting Division at the address listed below. Following the close of the public hearing, the Hearing Examiner will issue a written decision on PLAT18-0001 which may be appealed to the Metropolitan-King County Council and a final decision on SHOR18-0001. Appeal procedures will be stated in the Examiner's written decision.

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

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

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

**Date Mailed: July 3, 2019**

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