Legislation Details (With Text)

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File created:	1/31/2023	**In control:**	Hearing Examiner
On agenda:		**Final action:**	10/3/2023
Enactment date:		**Enactment #:**	19674
Title:	AN ORDINANCE approving a stipulation adopting an additional condition of approval for and denying an appeal of the Cedar 23 preliminary plat, located at 4218 and 4250 324th Avenue SE, Fall City, department of local services, permitting division file no. PLAT210005.		
Sponsors:	Dave Upthegrove		
Indexes:	Fall City, Town of, Local Services, Plats, Property		
Code sections:			
Attachments:	1. Ordinance 19674, 2. 2023-0003 Title Amendment T1, 3. 2023-0003 Amendment 1, 4. 2023-0003 transmittal letter, 5. 2023-0003 February 28, 2023 Hearing Notice, 6. Cedar 23 PLAT210005 Report and Decision		

Date	Ver.	Action By	Action	Result
10/3/2023	1	Metropolitan King County Council	Passed as Amended	Pass
1/31/2023	1	Metropolitan King County Council	Introduced and Referred	

AN ORDINANCE approving a stipulation adopting an additional condition of approval for and denying an appeal of the Cedar 23 preliminary plat, located at 4218 and 4250 324th Avenue SE, Fall City, department of local services, permitting division file no. PLAT210005.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Hearing examiner pro tem Alison Moss approved four preliminary subdivision applications: Fall City II (PLAT200003, Prop. Ord. 2022-0443) on February 1, 2023; Cedar 23 (PLAT 210005, Prop. Ord. 2023-0003) on March 22, 2023; Mt. Si (PLAT210002, Prop. Ord. 2023-0049) on April 13, 2023, clarified on May 9, 2023; and Cha (PLAT210006, Prop. Ord. 2023-0138) on May 23, 2023. All four were timely appealed.

SECTION 2. Pursuant to the applicant and appellant's August 28, 2023, stipulation, the council adopts as an added Condition of Approval for the Cedar 23 preliminary plat the following language:

The Applicant, or its heirs, successors, and assigns shall not undertake site grading and/or clearing until it has completed a site risk survey ("SRS") and a hydrogeology report ("HGR"), as described in WAC 246-272B-2050 and has received a written WDOH Notice of Determination to proceed to engineering under either WAC 246-272B- 2050(2)(a) or WAC 246-272B-2050(4)(a). Nothing in the foregoing shall preclude the Applicant, or its heirs, successors, and assigns from applying for and processing a grading permit while the LOSS is under WDOH review.

Per the terms of that stipulation, the appeal of the Cedar 23 preliminary plat, located at 4135 332nd Avenue SE, Fall City, department of local services, permitting division file no. PLAT200003, is reduced to the "rural character" issue.

SECTION 3. The appeal of the Cedar 23 preliminary plat, located at 4135 332nd Avenue SE, Fall City, department of local services, permitting division file no. PLAT200003, is denied.

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