

Three Rivers Estates

Preliminary Plat/Cluster Development Project Description and Code Compliance Narrative

King County File Nos. PLAT18-0001 and SHOR18-0001
(Pre-application File No. PREA17-0090)

Parcel Nos. 222308-9002, -9019, -9026, -9055, and 152308-9018

Site Description

The subject 55.08 acre property is located along the west side of 436th Avenue Southeast, near the intersection with Southeast 147th Lane, in the North Bend area of unincorporated King County, Washington.



The approximate location of the property is illustrated in the vicinity map above. The site consists of five tax parcels (King County Parcel Nos. 222308-9002, -9019, -9026, -9055 and 152308-9018) covering approximately 55.08 acres of land area. The site is bordered to the north by Cascade Golf Course, to the east by 436th Avenue Southeast, to the south by the South Fork of the Snoqualmie River, and to the west by single-family residences and open undeveloped areas. The subject site is undeveloped, with vegetation comprised of mature trees and brush. Site topography can be characterized as generally flat, with a total elevation change of about 15 feet or less across the site.

Preliminary Plat/Cluster Development Project Description

The project involves the subdivision of 55.08 acres into 11 detached single-family lots and 3 common area tracts utilizing the clustered development approach set forth in KCC 21A.14.050. All lots will take access from a private road cul-de-sac designed to King County Rural Minor Access standards.

Approximately 33.5 acres (or 61 percent) of the gross site area will remain undeveloped in common open space and critical area tracts. Tract B is the common Critical Area tract and Tracts A and C are the common Open Space Tracts.

Sallal Water District has provided a Certificate of Water Availability dated November 15, 2017 and on-site septic permit applications have been submitted to the King County Health Department.

Zoning

The site is zoned RA-2.5 (one unit per 2.5 acres) with the one westerly parcel zoned RA-5 SO (APN 222308-9055). The westerly parcel is 44,199 square feet, or 1.01 acres, which represents 1.8% of the total gross site area. Per KCC 21A.12.030, the base density for both zoning classifications is 0.2 d.u./acre. The property is designated Rural Forest Focus Area (RFFA) in the King County Comprehensive Plan, and therefore is not eligible for use of Transfer of Density Rights (TDR).

Lot Yield

0.2 d.u./acre applied to 55.08 acres would yield a maximum of eleven lots.

P-suffix/SO KCC 21A.38.240

The P-suffix/SO special overlay only applies to the 1.01 acres of westerly parcel 222308-9055. This is a special floodplain density overlay. The majority of this 1.01 acres will be in Critical Area Tract B which will be preserved as a Native Growth Protection Area. The small remainder of this parcel will be in undeveloped common open space Tract C.

Comprehensive Plan

The King County Comprehensive Plan designation for the site is Rural (RA) and the property is within the Snoqualmie Community Plan. The site is also designated Rural Forest Focus Area (RFFA) and designated forest land per RCW 84.33. Rural Forest Focus Areas are mapped geographic areas where special efforts to maintain forest cover and practice of sustainable forestry are warranted. (Ord. 14045 § 8, 2001). Per KCC 21A.06.1014, the property is not eligible for use of Transfer of Density Rights (TDR).

The zoning is consistent with and implements the comprehensive plan.

Code Compliance: KCC 21A.14.040 Lot Segregations- clustered development.

21A.14.040 Lot segregations - clustered development. Residential lot clustering is allowed in the R, UR and RA zones. If residential lot clustering is proposed, the following requirements shall be met:

- A. In the R zones, any designated open space tract resulting from lot clustering shall not be altered or disturbed except as specified on recorded documents creating the open space. Open spaces may be retained under ownership by the subdivider, conveyed to residents of the development or conveyed to a third party. If access to the open space is provided, the access shall be located in a separate tract;

Response: Acknowledged.

- B. In the RA zone:

1. No more than eight lots of less than two and one-half acres shall be allowed in a cluster;

Response: Compliant. Only 6 lots (Lots 1 through 6) are less than 2.5 acres.

2. No more than eight lots of less than two and one-half acres shall be served by a single cul-de-sac street;

Response: Compliant. Only 6 lots (Lots 1 through 6) are less than 2.5 acres.

3. Clusters containing two or more lots of less than two and one-half acres, whether in the same or adjacent developments, shall be separated from similar clusters by at least one hundred twenty feet;

Response: Not applicable. There is only one cluster.

4. The overall amount, and the individual degree of clustering shall be limited to a level that can be adequately served by rural facilities and services, including, but not limited to, on-site sewage disposal systems and rural roadways;

Response: The proposed rural cluster development can be served by public water (Sallal Water Association), on-site septic (see evaluation by ADC Wastewater Engineering) and accessed from a private road cul-de-sac designed to King County Rural Minor Access standards.

5. A fifty-foot Type II landscaping screen, as defined in K.C.C. 21A.16.040, shall be provided along the frontage of all public roads when adjoining differing types of development such as commercial and industrial uses, between differing types of residential development and to screen industrial uses from the street. The planting materials shall consist of species that are native to the Puget Sound region. Preservation of existing healthy vegetation is encouraged and may be used to augment new plantings to meet the requirements of this section;

Response: Compliant. A 50-foot-wide Type II landscaping screen is being provided on Lots 1 and 11 at the 436th Avenue S.E. frontage as required.

6. Except as provided in subsection B.7. of this section, open space tracts created by clustering in the RA zone shall be designated as permanent open space. Acceptable uses within open space tracts are passive recreation, with no development of active recreational facilities, natural-surface pedestrian and equestrian foot trails and passive recreational facilities. A resource tract created under K.C.C. 16.82.152.E. may be considered an open space tract for purposes of this subsection B.6;

Response: Tracts A, B, and C are all designated as permanent open space. Just those portions of Tract A north of the floodplain will be used for infiltration ponds.

7.a. In the RA zone a resource tract may be created through a cluster development in lieu of an open space tract. A resource tract created under K.C.C. 16.82.152.E. may be considered a resource tract for purposes of this subsection B.7. The resource tract may be used as a working forest or farm if:

- (1) the department determines the resource tract is suitable for forestry or agriculture; and*
 - (2) the applicant submits a forest management plan prepared by a professional forester that has been approved by the King County department of natural resources and parks, or a farm management plan developed by the King Conservation District. The management plan must:*
 - (a) ensure that forestry or farming will remain as a sustainable use of the resource tract ;*
 - (b) set impervious surface and clearing limitations and identify the type of buildings or structures that will be allowed within the resource tract; and*
 - (c) if critical areas are included in the resource tract, clearly distinguish between the primary purpose of the resource portion of the tract and the primary purpose of the critical area portion of the tract as required under K.C.C. 21A.24.180.*
- b. The recorded plat or short plat shall designate the resource tract as a working forest or farm.*
- c. If the applicant conveys the resource tract to residents of the development, the resource tract shall be retained in undivided interest by the residents of the subdivision or short subdivision.*
- d. A homeowners association shall be established to ensure implementation of the forest management plan or farm management plan if the resource tract is retained in undivided interest by the residents of the subdivision or short subdivision.*
- e. The applicant shall file a notice with the King County department of executive services, records and licensing services division. The required contents and form of the notice shall be set forth in a public rule. The notice shall inform the property owner or owners that the resource tract is designated as a working forest or farm, that must be managed in accordance with the provisions established in the approved forest management plan or farm management plan.*
- f. The applicant shall provide to the department proof of the approval of the forest management plan or farm management plan and the filing of the notice required in subsection B.7.g. of this section before recording of the final plat or short plat.*
- g. The notice shall run with the land.*
- h. Natural-surface pedestrian and equestrian foot trails, passive recreation, and passive recreational facilities, with no development of active recreational facilities, are allowed uses in resource tracts; and*

Response: Not applicable. No resource tracts are being created.

- 8. The requirements of subsection B.1., 2., or 3. of this subsection may be modified or waived by the director if the property is encumbered by critical areas containing habitat for, or there is the presence of, species listed as threatened or endangered under the Endangered Species Act when it is necessary to protect the habitat; and*

Response: Not applicable.

C. In the R-1 zone, open space tracts created by clustering required by K.C.C. 21A.12.030 shall be located and configured to create urban separators and greenbelts as required by the comprehensive plan, or subarea plans or open space functional plans, to connect and increase protective buffers for critical areas, to connect and protect wildlife habitat corridors designated by the comprehensive plan and to connect existing or planned public parks or trails. The department may require open space tracts created under this subsection to be dedicated to an appropriate managing public agency or qualifying private entity such as a nature conservancy. In the absence of such a requirement, open space tracts shall be retained in undivided interest by the residents of the subdivision or short subdivision. A homeowners association shall be established for maintenance of the open space tract. (Ord. 17539 § 37, 2013; Ord. 16267 § 31, 2008; Ord. 15971 § 95, 2007; Ord. 15606 § 17, 2006; Ord. 15051 § 129, 2004; Ord. 15032 § 19, 2004; Ord. 14199 § 234, 2001; Ord. 14259 § 8, 2001; Ord. 14045 § 25, 2001; Ord. 13022 § 19, 1998; Ord. 12822 § 8, 1997; Ord. 11621 § 47, 1994; 10870 § 364, 1993).

Response: Not applicable.

21A.14.180 On-site recreation. *Separate Recreation Tract Not Required- Recreation tract(s) are required for subdivisions of four or more lots in the “urban” designated area (UR & R-4 through R-48).*

Response: This site is zoned RA-2.5 and RA-5; **therefore no recreation space is required.**