



**King County**

**Department of Permitting  
and Environmental Review**

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www.kingcounty.gov

For alternate formats, call 206-296-6600.

**Shoreline Management Questionnaire:  
Shoreline Substantial Development Permit**

**To be completed by Permitting Staff**

Date Received  
Stamp

\_\_\_\_\_  
Permitting File No.

Applicants for a Shoreline Substantial Development Permit must answer the following questions accurately and concisely. As necessary, use additional sheets for detailed explanations and/or attachments that support this request.

1. What is the general location of the proposed project? Include the property address and the section, township and range, to the nearest quarter section.

The subject property is located in portions of Sec. 15 and Sec. 22, Twp. 23 N, Rng. 08 E, W.M. It 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. There are no assigned addresses in the King County Assessor data for the five parcels (APN 222308-9002, -9019, -9026, -9055, 152308-9018).

2. What is the name of the adjacent water area or wetlands?

The South Fork of the Snoqualmie River is located along the south boundary of the proposed plat. This segment of the river is designated Conservancy.

A detailed discussion of the shoreline jurisdiction, compliance with shoreline regulations, and minimization of impacts to the shoreline environment are provided in the Shoreline Management Substantial Development Permit Code Compliance Assessment dated January 25, 2018 provided with this application submittal.

3. What is the current use of the subject property? Include a description of the physical characteristics of the site, existing improvements and structures.

The subject site is known as the Kusak Tree Farm and is currently forested and undeveloped, with vegetation comprised of mature trees and brush. Site topography can be characterized as generally flat, with total elevation change of about 15 feet or less across the site.

4. Provide a general description of the vicinity of the proposed project, including identification of adjacent uses, structures and improvements, intensity of development and physical characteristics.

The site is bordered on 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 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 SF, or 1.01 acres, which represents 1.8% of the total gross site area.

5. Provide a detailed description of the proposed development, including a description of what alterations to the existing conditions will be required.

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 cul-de-sac designed to King County Rural Minor Access standards which would connect to existing 436th Avenue S.E.

Approximately 33.5 acres (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 abutting the river and Tracts A and C are the common Open Space Tracts. Only those portions of Tract A outside of the floodplain boundary will be disturbed and utilized for bioswales and pond infiltration.

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.

6. What is the estimated total Fair Market project cost within shoreline jurisdiction?

Technically, there are no improvements and costs within the designated shoreline area of the river. However, total fair market costs for plat construction to finished lots is estimated at less than \$1 million.

7. Will the proposed development intrude waterward of the ordinary high water or mean higher high tide line?  Yes  No If yes, describe amount of intrusion.

8. Will the proposed development affect the existing public use of the shoreline or adjacent waters?  Yes  No If yes, describe.

9. Have interested community groups or neighboring property owners been notified about the proposed development?  Yes  No If yes, who has been contacted and what was their reaction?

They will be notified when the Notice of Application is issued.

10. List the names and addresses of adjacent property owners.

See attached list.

Name of person who prepared this questionnaire:

H. George Newman

Print Name

01/25/2018

Date Prepared



Signature

Check out the Permitting Web site at [www.kingcounty.gov/permits](http://www.kingcounty.gov/permits)

Parcel number	Taxpayer name	Parcel address	City, ST	Zip code
1423089078	BECKER EDWARD J+LORI	14322 436TH AVE SE	NORTH BEND WA	98045
1523089124	CREEKSIDE LAND COMPANY LLC	14303 436TH AVE SE	NORTH BEND WA	98045
1523089133	CREEKSIDE LAND COMPANY	14303 436TH AVE SE	NORTH BEND WA	98045
1523089137	MORGAN ROCKY	#Error		
1523089201	BENSON LENARD C	42607 SE 142ND ST	NORTH BEND WA	98045
2223089001	HOUSEWORTH TROY P+ANGELA DE	42909 SE 149T	NORTH BEND WA	H ST
2223089028	BUILD & DESIGN GROUP INC	43328 SE 149TH ST	NORTH BEND WA	98045
2223089029	ARNOLD ALVIN MICHAEL	43318 SE 149TH ST	NORTH BEND WA	98045
2223089030	NISEN WILLIAM G	43328 SE 149TH ST	NORTH BEND WA	98045
2223089031	LYNN CURTIS	43006 SE 149TH ST	NORTH BEND WA	98045
2223089033	LANNING KIMBERLY R+RYAN D R	43224 SE 149TH ST	NORTH BEND WA	98045
2223089034	JENSEN RONALD L	#Error		
2223089038	DITEMAN ARLOND+TERRI L	43210 SE 149TH ST	NORTH BEND WA	98045
2223089039	WARREN GINA S+SCHNELL WESLE	43300 SE 149TH ST	NORTH BEND WA	98045
2223089040	MJ KELLY HOMESTEAD LLC	43018 SE 149TH ST	NORTH BEND WA	98045
2223089041	MACKIE RICHARD T JR	42948 SE 149TH ST	NORTH BEND WA	98045
2223089042	MACKIE RICHARD T JR	#Error		
2223089046	WEST MARK B	42910 SE 149TH ST	NORTH BEND WA	98045
2223089047	HALBERG KRISTIN M	42920 SE 149TH ST	NORTH BEND WA	98045
2223089049	KUSAK JAMES+NEVAL REVOC TRS	14713 436TH AVE SE	NORTH BEND WA	98045
2223089061	HENNIG KEITH R	42930 SE 149TH ST	NORTH BEND WA	98045
2223089062	MCGINNIS RYAN J+MCGINNIS ER	42960 SE 149TH ST	NORTH BEND WA	98045
2223089063	EDWARDS DAVID A+OLYMPIA R	43434 SE 149TH ST	NORTH BEND WA	98045
2223089071	YERKES ROBERT S	43418 SE 149TH ST	NORTH BEND WA	98045
2223089072	KARLSSON GORDON & SHAWN	43408 SE 149TH ST	NORTH BEND WA	98045
2223089073	BELL STEVEN F	43336 SE 149TH ST	NORTH BEND WA	98045
2323089018	BROWN TRAVIS L+KIMBERLY A	14512 436TH AVE SE	NORTH BEND WA	98045
2323089022	HIENZSCH ADOLPH & EVA	14410 436TH AVE SE	NORTH BEND WA	98045
2323089026	KEIL BRIAN D+TRUDIE A	14702 436TH AVE SE	NORTH BEND WA	98045
2323089029	BLAZEVICH CHRISTOPHER D+NOE	14424 436TH AVE SE	NORTH BEND WA	98045
2323089062	STEVEN JAMES BECK	14618 436TH AVE SE	NORTH BEND WA	98045
2323089063	BANGS STODDARD S+HELGA C	14604 436TH AVE SE	NORTH BEND WA	98045