


King County
**Department of Permitting
and Environmental Review**

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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 SR 169/WSDOT/Lakeside Transportation Facility will be located on SR 169 east of Renton and west of Maple Valley in the arc of the Rural Shoreline Jurisdiction at approximately 18825 S.E. Renton Maple Valley Road. The area is a portion of Government Lot 8, Section 19, Township 23 North, Range 6 East, W.M. in King County, Washington. The complete legal description of the area subject to this Application is attached.

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

The Cedar River is not adjacent but is across the State Highway and the pedestrian/bicycle trail. Nevertheless, the site of the work is within the 200 foot arc of the Rural Shoreline Jurisdiction of the Cedar River.

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 current use of the site is: a portion of the State Highway 169 and a portion of the adjacent Lakeside Industries property. The State Highway is a functioning Highway facility and is improved as such. The adjacent Lakeside property was until recently a recycling facility and a landscape materials facility. The prior uses of the Lakeside property included the King County Roads Shops and mining facilities. The area is flat. An existing culvert and utility pole are the only structures on 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 located on State Highway 169 east of Renton. The area of the Shoreline Jurisdiction is flat. The only adjacent use is the State Highway 169. There is a pedestrian/bicycle trail across the Highway to the North. The Lakeside property is adjacent to the south and is the subject of the permit applications for the Lakeside Industries Maple Valley Asphalt Plant. A new house is being constructed to the southeast of the site. South of the adjacent Lakeside property, there are existing homes above the hillside.

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

The proposed development will add a deceleration and acceleration lane to the State Highway and relocate the access to the Lakeside property per WSDOT standards. The existing Highway drainage ditch will be relocated, a utility pole will be relocated, a stop sign will be added, a guardrail will be added and landscaping will be added. The Highway drainage ditches will be vegetated to improve water quality. The drainage from the westerly Highway drainage ditch will be conveyed to a treatment and infiltration facility on the adjacent Lakeside property.

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

\$80,000

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?

Lakeside has previously stated that it would seek approval from WSDOT to add the deceleration/acceleration lane to State Highway 169. However, the details of the work described above have not yet been announced. This information will be conveyed to the public immediately upon the filing of this Application. There have been numerous communications with, and by, interested community groups and neighboring property owners related to the proposed development of the Lakeside Maple Valley Asphalt Plant on the adjacent Lakeside property.

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

Since the Shoreline Jurisdiction that is the subject of this SSDP creates an arc across the State Highway and the Lakeside property, the adjacent property owners are WSDOT and Lakeside. The next adjacent property owners are Lakeside Industries to the south, WSDOT to the north, Charles and Charlotte Vowell to the east (67-338 Kaiea Pl, Waiialua, Hi 96791) and Scott A. Kingland to the west (4641 90th Avenue, S.E., Mercer Island, Wa. 98040).

Property owners above the hillside to the south of Lakeside property have been active in connection with the proposed Lakeside Maple Valley Asphalt Plant and should be notified of this Application.


Name of person who prepared this questionnaire:

Karen Deal _____

November 5, 2018 _____

Print Name

Date Prepared

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Signature

Check out the Permitting Web site at www.kingcounty.gov/permits