

August 2, 2019

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**

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REPORT AND DECISION FOLLOWING REMAND

SUBJECT: Department of Local Services file no. **TEMP170012**

EVERGREEN MEADOW WEDDINGS VENUE

Temporary Use Permit Appeal

Location: 5510 396th Drive SE, Snoqualmie

Appellants: Tim and Pam Welborn; Andy, Marie, and Michael Leiper; Brett and Jennifer Dwogjt; Tom and Carol Fix; Rick and Shawn Hammerly; Roman and Jana Legat; Tim and Gail McCullough; Mark and Terri Mills; Pamela Scott and Bill Ranko; Dusting and Michelle Possert; and Debbie Koop
represented by **Tim Wellborn**
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King County: Department of Local Services
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SUMMARY OF RECOMMENDATIONS/DECISION:

Department's Preliminary Recommendation:	Deny appeal
Department's Final Recommendation:	Deny appeals, but modify TUP conditions
Examiner's Decision:	Deny appeals and approve TUP with modified conditions

Examiner proceedings:

Hearing Opened:	June 26, 2018
Hearing Closed:	July 12, 2018, to be re-opened following the Department's response to the Examiner's remand of the TUP
Hearing Re-opened:	July 9, 2019
Hearing Closed:	July 9, 2019
Record Closed:	July 19, 2019

Participants at June, 2018, July, 2018 and the July, 2019, public hearing are listed in the attached minutes. Exhibits offered and entered at the hearing are listed in the attached minutes. A verbatim record of the hearing is available in the Hearing Examiner's Office.

After hearing the witnesses' testimony and observing their demeanor, studying the exhibits admitted into evidence, and considering the parties' arguments and the relevant law, the Examiner hereby makes the following findings, conclusions and decision.

FINDINGS:

1. The Findings of the Examiner's July 30, 2018, Report and Decision (Remand Order) in this matter are hereby incorporated by reference.
2. In her Remand Order, the Examiner denied Appellants' appeal of the Determination of Non-Significance and remanded the temporary use permit (TUP) to DPER (now the Department of Local Services, Permitting Division (DLSP)) to require and review the following, and render a revised decision on the TUP:
 - A. A site plan drawn to scale demonstrating that all wedding venue components, including tents, ceremony area, sanitation, parking, and circulation can be accommodated outside of the 100-foot setback from the wellhead and will not be placed over the septic drainfield.

- B. A transportation analysis demonstrating that Entering Sight Distance (ESD) is met in both directions for the driveway to be used for wedding events.
 - C. A queuing analysis for an access that satisfies the ESD. The analysis must be based on accurate dimensions of the access (one-way versus two-way travel).
3. Prior to the re-opened hearing, counsel for Appellants withdrew. Mr. Welborn represented Appellants at the re-opened hearing.

Scope of Re-Opened Hearing

4. In its revised decision on the TUP, DLSP:
- D. Revised Condition 1 to reflect the Applicant’s proposal to increase the on-site parking from 70 to 81 vehicles and the duration of the temporary events from May through October 2018, to May through October 2019.
 - E. Added Condition 14 requiring that the new venue access drive be safely blocked off to prevent entry at times other than wedding events.
 - F. Added Condition 15 requiring raking or other maintenance of the parking areas to minimize ground/grass compaction caused by event activities and parking.
 - G. Revised Condition 18 (Condition 21 below) to require that the 25-foot wellhead radius (formerly assumed to be a 100-foot radius) be barricaded to prevent entry.
 - H. Revised Condition 27 (Condition 30 below) to require that the Assistant Fire Marshal approve an event and fire system permit prior to the start of events.
5. The Examiner limited the scope of the re-opened hearing to the remand issues, new and revised TUP Conditions, and Appellants’ contention that the Applicant proposed “site development” beyond that included in the original TUP application.

Remand Issue A - Entering Sight Distance Analysis

6. The Applicant’s transportation engineer, Heath & Associates, conducted an analysis of ESD, concluding that the required 500-foot ESD is satisfied if the originally proposed site access is relocated and minor vegetation maintenance within the right-of-way occurs as needed. Heath & Associates also recommended that the relocated driveway be a minimum of 20 feet wide to allow simultaneous ingress and egress to the site to minimize the possibility of event guests and participants queuing on Tokul Road. Exhibit D8.F.
7. Senior Traffic Engineer Robert Eichelsdoerfer of the DLSP Road Services Division (RSD) conducted a follow-up field investigation to verify the Applicant’s ESD analysis. His findings are contained in Exhibit D8.I. He observed that the centerline of the proposed driveway was marked on the outside of the northbound lane of 396th Drive SE (identified as Tokul Road SE in the Heath & Associates analysis) with white paint on

the pavement. Based on the 45 mph design speed, the required ESD is 500 feet. Looking to the north (right), ESD exceeds the minimum 500-foot requirement. Looking to the south (left), the 500-foot minimum requirement is met if 3 existing mailboxes are relocated either to the north or south so that the line of sight will not be impeded. Based on Mr. Eichelsdoerfer's field measurements, he concurred that ESD meets the requirements of the applicable 2016 King County Road Design and Construction Standards (KCRDCS) so long as the driveway is constructed with the center line as marked in the field and that the 3 mailboxes are relocated so as to not restrict ESD looking to the south (left).

8. Based on the ESD analysis, the Applicant proposes a new access to the wedding venue from 396th Drive SE. The new access is designed for two-way traffic and leads into the site and to the parking areas. Exhibit D8, Finding A. The Applicant's driveway site plan depicting the new access that complies with ESD is found in Exhibit D8.A.
9. Mr. Welborn testified that the photographs included in the Heath & Associates ESD analysis indicated recent clearing of vegetation adjacent to 396th Drive SE which, if allowed to grow up, would compromise ESD. The Examiner requested that Mr. Eichelsdoerfer propose an appropriate condition requiring maintenance of ESD. That condition is included as Condition 31 below. A requirement that the driveway sight distance triangle be maintained is included in Condition 32 below.

Remand Issue B - Site Plan

10. The intent of Remand Issue B was that the Applicant demonstrate that all of the necessary components of the wedding venue could be located outside of the wellhead setback and not placed over the septic drainfield. As is evident in the original Condition 18 of the TUP, during its analysis of and approval of the original TUP, DLSP understood that the current standard, a 100-foot well setback, applied to the well on the property. All of the parties at the original hearing also understood that a 100-foot wellhead setback was required.
11. In a memorandum dated June 25, 2019, Public Health Seattle & King County (Health Department) advised that it has no record of a recorded Declaration of Covenant that would restrict parking, driving, or placement of non-permanent structures within 100 feet of the well. Exhibit D10. The June 25, 2019, memorandum states that, on August 20, 2019, the Health Department transmitted an email to the owner advising that the owner's described intermittent parking and use of temporary tents within the well radius did not present a risk of harm to well water quality. The referenced 2019 date of the email is obviously a typographical error. Presumably the correct date is August 20, 2018. The Examiner further presumes that the undated email from the Health Department included in Exhibit D8.H, page 2, is the August 20, 2018, email. That email states that, based on a maximum of 30 events per year, the depth of the drilled well, the impervious layers and the well seal, the Health Department does not object to the tent or intermittent parking within the well radius. It goes on to state in a red typeface that the Health Department suggests a temporary parking barrier 25 feet from the wellhead to protect it from any possible accidental hit by a car.

12. The Applicant submitted site plans drawn to scale depicting a 25-foot wellhead setback and a 100-foot wellhead setback, Exhibits D8.D and D8.E, respectively. Exhibit D8.D (Revised Site Plan) reflects the Applicant's current proposal.
13. The Applicant proposes that parking be prohibited within a 25-foot radius of the wellhead. Exhibit D8, Finding B.2.
14. The Revised Site Plan demonstrates that all wedding venue components can be located outside of the area the Health Department has determined is necessary to protect the wellhead.
15. In its revised TUP decision, DLSP revised Condition 18 (Condition 21 below) to incorporate the Health Department's recommendation that a barrier be placed during events to protect the wellhead. The Examiner has included and clarified this condition.
16. The Applicant submitted site plans drawn to scale depicting a 25-foot wellhead setback and a 100-foot wellhead setback, Exhibits D8.D and D8.E, respectively.
17. The septic drainfield is designated as a "no parking" area on the revised site plan.
18. The Applicant has revised her proposal to include parking for 81 vehicles as opposed to the 70 spaces originally proposed. Exhibit D8, Finding 15.a. Exhibit D8.D demonstrates that it is possible to accommodate parking for 81 vehicles in various areas on the property, assuming that all of these areas are, in fact, usable at the time of the event. To minimize ground/grass compaction caused by event activities and parking, Condition 15 below requires that the parking areas be routinely raked or otherwise maintained.
19. The Applicant also submitted a driveway site plan depicting the new access that complies with ESD. Exhibit D8.A. The new access is to be a temporary access point for venue traffic only and is to be blocked off when not in use. Condition 14 below. To comply with original Condition 20 (Condition 23 below), which prohibits construction of permanent site improvements to support the seasonal wedding venue, the Applicant is not proposing to improve the new access, which is covered in grass over compacted dirt. Existing mailboxes will be relocated to allow access through this area. A split rail wood fence will be removed during events to allow vehicles to pass through to the property. Exhibit D8, Finding A; Conditions 14 and 31, below.

Remand Issue C - Queuing Analysis

20. The Remand Order found:

As to queuing on 396th Drive SE, the TIA indicates that there will be no queuing problems. In the 95th percentile, 0.2 vehicles would queue to make a southbound left turn into the driveway designated on the site plan for use by the wedding events. However, this analysis is based on the assumption that the designated driveway provides two-way travel. This assumption is inconsistent with the current configuration of the driveway, which allows travel in one direction only, and with TUP Condition 20

[Condition 23 below], which does not permit the driveway to be enlarged to provide two-way travel.

Remand Order, Finding 40. Consequently, the Examiner required a queuing analysis for an accurately-dimensioned driveway that satisfies ESD.

21. An access that is a minimum of 20 feet wide will allow simultaneous ingress/egress to the site, thereby limiting the need for event guests and participants to queue on Tokul Road. Exhibit D8.F; testimony of Gregory Heath.
22. Based on the original TIA, which as found above assumed a two-way driveway, the findings of the ESD analysis, and the Applicant’s commitment to provide a two-way driveway in the location used in the ESD analysis, the Applicant did not provide a separate queuing analysis. Exhibit D8, Finding 18; testimony of Gregory Heath.
23. Finding 17.e of the Staff Report, Exhibit D8, states that Mr. Eichelsdoerfer found “Based on the findings of the TIR [the Applicant’s original Transportation Impact Analysis as revised by the ESD analysis], no vehicular queuing will be allowed on 396th Drive SE.” The Examiner understood the phrase “no vehicular queuing will be allowed” to be tantamount to a condition which should be placed on the TUP. To ensure that such a condition was worded in an objective, enforceable manner, the Examiner asked that RSD provide a proposed condition and left the record open for 2 weeks for it to do so. RSD provided a thoughtful analysis, concluding “using the worst-case scenario of 81 event vehicles arriving for an event and factoring in the known traffic volumes, no queuing is expected to occur.” Exhibit D11. Consequently, the Examiner has not included a condition regarding queuing. Should the Applicant’s and/or RSD’s analysis prove to be erroneous, and should the Applicant seek renewal of the TUP beyond the 2019 season, the need for a condition regarding queuing can be revisited in the annual renewal. *See* Remand Order, Finding 14.

Maintenance of Site Distance

24. Maintaining adequate ESD will require that a sight distance triangle be established at the venue driveway and maintenance of vegetation adjacent to the Tokul Road SE/396th Drive SE improved roadway. Testimony of Robert Eichelsdoerfer, Gregory Heath, and Tim Welborn, Exhibit D8.F. The Examiner requested that RSD provide objective, enforceable conditions for these requirements. RSD’s recommendations are found in Exhibit D11 and incorporated in Conditions 31 and 32 below

Large Events

25. Condition 17 of DLSP’s revised TUP decision requires parking and traffic attendants to be used for “larger events, at the applicant discretion.” The Examiner asked the Applicant to define what constitutes a larger event, so that this condition could be written so that it is objective and could be understood by not only the Applicant, but also her neighbors, and enforced by the County.

26. The Applicant proposed that Condition 17 be revised to read:

Valet parking, parking or traffic attendants shall be used for larger events (greater than 60 vehicles), at the applicant's discretion, to facilitate internal vehicle flow and parking alignment. In the situation where there is documented traffic violation related to an event with the KC sheriff, the applicant will be required to employ an off duty uniformed police officer familiar with traffic control to be utilized for directing traffic in and out of the driveways for at least the next 2 – 3 consecutive events. The applicant will need to coordinate this effort with PD to ensure compliance.

27. DLSP recommended revisions to the Applicant's suggested condition, eliminating the reference to the applicant's discretion, adding to the definition of a large event one for which an approved tent permit indicates there will be occupancies in excess of 49, and requiring an off duty uniformed police officer for the next 3 consecutive events in the event of any documented traffic violation. The tent occupancy is based on the Fire Marshal's explanation that a tent permit establishes a "large" event based on occupancies in excess of 49. Exhibit D11. The Examiner finds DLSP's analysis more persuasive and includes its recommendation with the clarification that there is only one event driveway in Condition 17 below.

Striping of Parking Spaces

28. KCC 21A.32.130 provides that parking and access for proposed temporary uses shall be approved by the County.
29. DLSP concludes that the revised site plan demonstrates there is sufficient area to accommodate 81 standard parking spaces with drive aisles for a typical 90 degree angle parking lot design, referring to the standards in KCC 21A.18.110. Exhibit D8, Conclusion 1.
30. The parking spaces within a typical 90 degree angle parking lot design are generally striped. The Applicant was somewhat noncommittal on the question of whether she would stripe the parking spaces for the wedding events. It is reasonable to conclude that, without striping or the use of a valet or parking attendant, wedding guests and participants will not park as precisely as would occur if the parking spaces were striped, resulting in the provision of fewer than the assumed 81 parking spaces. Further, Appellants persuasively argued that it is reasonable to expect that guests and participants may avoid muddy or wet areas, further reducing parking efficiency. To ensure that adequate parking is provided, the Examiner has included Condition 18 below, which requires striping of parking spaces for events at which there will be no parking attendant or valet.

T-Shaped Pad

31. A topic of considerable debate in the original hearing was whether the proposed use qualified as a temporary use. Appellants contended that walkways, which the Applicant's

father had installed throughout the property without permits, and various structures would be used for wedding events. With regard to the structures, the Examiner found that TUP Condition 26 prohibits their use for wedding events. Remand Order, Finding 13. The walkways are clearly evident in Exhibit A9. The longest of these walkways terminates in a T-shaped pad. At the original hearing, the Applicant described the top bar of the “T” as the area for altar. (Testimony of Katrina Allen). Based on the scale of Exhibit D8.D (1 inch = 30 feet), the top bar is approximately 45 feet by 19 feet. With regard to the walkways, Finding 12 of the Remand found:

Appellants contend that the Applicant will use the walkways for wedding events. The Applicant responds that their primary intended use is for her father, who has difficulty walking on the uneven ground, and, that based on revisions to the planned wedding venue layout to comply with TUP Condition 18, it is unlikely that the walkways would serve the areas of the Property on which weddings will take place. (Emphasis added).

Based on the Applicant’s representation that, to comply with the then-assumed wellhead setback, it was unlikely that the walkways would serve the areas of the property on which weddings would take place, the Examiner did not impose limits on use of the walkways or T-shaped pad.

32. The site plan that was the subject of the original hearing was not to scale. We now have to-scale site plans showing both a 25-foot and a 100-foot wellhead radius. Exhibits D8.D and D8.E. All of the walkways and the T-shaped pad are located more than 100 feet from the wellhead. In both site plans, the T-shaped pad is described as “Ceremony Area.” At the re-opened hearing, the Applicant testified that her father constructed the T-shaped area as a seating area “to get away from the noise and mess of her businesses” and that that was its primary purpose. Testimony of Katrina Allen. Based on the site plans and testimony, the Examiner is unable to find this explanation credible. It is evident that the primary purpose of T-shaped pad is for the wedding party and officiant.

CONCLUSIONS:

1. The Conclusions of the Examiner’s July 30, 2018, Report and Decision in this matter are hereby incorporated by reference.
33. With the imposition of and compliance with Conditions 13, 22, 31, and 32 below, the TUP will provide adequate ESD.
34. The Revised Site Plan demonstrates that all wedding venue components can be located outside of the area the Health Department has determined necessary to protect the wellhead.
35. The primary purpose of the T-shaped pad is for wedding ceremonies. It, therefore, may not be used in connection with the wedding events.

DECISION: the TUP Application of Evergreen Meadow Weddings Venue, file no. TEMP170012, to hold wedding events is APPROVED, subject to conditions below:

1. The wedding venue is limited to a maximum of 30 events for a maximum of 150 guests with onsite parking for 81 vehicles from May through October 2019. Set up may start in April and take down shall be completed by October 31, 2019.
2. The Applicant shall apply for a renewal each subsequent year thereafter as set forth in the Zoning Code TUP renewal provision, KCC 21A.32.120.
3. Events are limited to Friday, Saturday, and Sunday between the hours of Noon and 10 PM. All activities must operate within this timeframe, including guests, participants, and staff arrivals and departures.
4. One weekend a month shall be designated a "no event" weekend when no events can occur. The Applicant shall provide DLSP and the King County Sheriff this information as soon as it is known, preferably at each renewal. Events may take place on Friday, Saturday, and Sunday. Only one event per day is allowed.
5. The louder dancing music proposed by the Applicant is approved, but is limited to a maximum 2-hour window between 6:30 PM and 8:30 PM. The lighter, background music described by the Applicant is not subject to this 2-hour window stipulation and may be played at any time during the permitted hours of operation. All music shall be arranged so it is not continuous during this timeframe.
6. All event activities must end by 9:30 PM to ensure all guests, participants, and staff depart the site and it is closed down by 10 PM.
7. The maximum allowed daytime sound level is 49 dB(A) at all property lines for rural King County.
8. The Applicant must use a hand-held sound meter device to monitor sound levels surrounding the music tent-reception area to ensure compliance with County maximum sound levels.
9. Floating walls that have sound proof material to reduce the amount of noise, sound panels, and/or acoustical sound dampening drapes shall be placed in the tent around the speakers and dance floor when music is played.
10. The Applicant shall maintain a sound log per event in order to maintain a record for compliance purposes. Per KCC 12.86.110 Environmental sound levels - maximum permissible sound levels, sound levels shall be measured by a Type 1 or Type 2 sound level meter. Sound level measurements shall be based on the Leq during the measurement interval, using a minimum measurement interval of one minute for a constant sound source or a thirty-minute measurement for a noncontinuous sound source.
11. The Applicant will use the house DJ exclusively.

12. The Applicant shall provide DLSP and the King County Sheriff with an event list for each season.
13. The only driveway allowed for events is the proposed existing driveway identified in the revised ESD transportation analysis, Ex. D8.F, described in RSD’s analysis of ESD, Exhibit D8.I, and as shown on the revised driveway site plan, Exhibit D8.A. This restriction does not apply to emergency response vehicles (EMS, Police and Fire, etc.).
14. At the conclusion of every event, the venue access drive shall be safely blocked off with either a split rail wood fence section, gate, suspended chain, or other means to prevent entry.
15. The parking areas shall be routinely raked or otherwise maintained to minimize ground/grass compaction caused by event activities and parking.
16. To reduce parking impacts, event guests and staff may not leave their vehicles on the property after 10 PM or overnight.
17. To facilitate internal vehicle flow and parking alignment, valet parking, parking or traffic attendants shall be used for larger events. Larger events are those (a) with greater than 60 vehicles, or (b) for which the approved tent permit indicates there will be occupancies in excess of 49. In the situation where there is a documented traffic violation related to an event with the King County Sheriff, the Applicant will be required to employ an off-duty uniformed police officer familiar with traffic control to direct traffic in and out of the venue driveway for the next 3 consecutive events. The Applicant will need to coordinate this effort with DLSP to ensure compliance.
18. For events not requiring valet parking, parking or traffic attendants, the Applicant shall stripe the parking stalls.
19. The Applicant shall secure use contracts from all event vendors and participants. This is necessary to demonstrate adequate provisions are in place to protect against excessive noise, alcohol consumption, traffic hazards, and parking control.
20. The Applicant is responsible for any ancillary food handling health permits, if necessary.
21. Event activities and parking shall not occur within 25 feet of the property’s existing well, which is marked on the Revised Site Plan, Exhibit D8.D, or over the property’s existing septic drain field. The Applicant shall install a temporary parking barrier around the 25-foot wellhead radius prior to each event. The barrier shall remain in place until all guests, participants, and staff have departed.
22. Parking may not occur on any surrounding streets.
23. No permanent site improvements may be constructed to support the seasonal wedding venue.
24. Bright flood lights will not be permitted. General purpose lights only.

25. All food and beverages will be catered with no on-site cooking.
26. All trash is to be removed by the end of each event weekend.
27. The Applicant shall monitor the bartender(s) and ensure he/she/they follow the 'Bartenders Agreement' as noted in the TUP application. Alcohol use shall be limited to two normal servings per attending adults, 21 years or older. It shall be the Applicant's responsibility to ensure event guests and participants leaving the subject property comply with maximum State alcohol consumption requirements. Alcohol consumption is only permitted under Washington State laws. Event sponsors must obtain banquet permits from the State and have licensed bartenders supervising alcoholic beverages.
28. The Applicant will provide handicap accessible outdoor comfort stations with hand washing facilities for guests, participants, and vendors. Self-contained mobile vehicles may serve as a changing and lavatory facility for this temporary use.
29. The existing residence, accessory structures, and T-shaped pad are not to be used for wedding events. Only the proposed tents and outdoor areas identified on the site plan (excluding the T-shaped pad) are allowed for wedding events.
30. A separate event and fire system permit is required to be submitted, reviewed, inspected, and approved by the DLSP Assistant Fire Marshal, prior to the start of events. Application inquiries should be directed to the Fire Engineering and Inspection Unit at (206) 296-6600.
31. The 3 mailboxes referenced in Finding 7 above shall be relocated and vegetation within the road right-of-way of Tokul Road SE (396th Drive SE) northwest and southeast of the proposed temporary access drive shall be removed/trimmed in order to maintain the sight lines to meet the 500-foot minimum ESD requirement per the 2016 KCRDCS.
32. A Site Distance Triangle shall be established according to KCC 21A.12.210 Sight distance requirements:
 - A. During the entire event season, the Applicant shall maintain a sight distance triangle area at the temporary event access drive, as determined by KCC 21A.12.210.B.
 - B. The triangle shall contain no fence, berm, vegetation other than narrow tree trunks, on-site vehicle parking area, signs, or other physical obstruction between 42 inches and eight feet above the existing street grade.
 - C. The sight distance triangle at the intersection of the temporary event access drive shall be determined by measuring fifteen feet along both street property lines beginning at their point of intersection. The third side of the triangle shall be a line connecting the endpoints of the first two sides of the triangle, or
 - D. A driveway access point shall be determined by measuring fifteen feet along the street lines and fifteen feet along the edges of the driveway beginning at the

respective points of intersection. The third side of each triangle shall be a line connecting the endpoints of the first two sides of each triangle. See the illustration in Exhibit D11.

33. Failure to comply with the above-described conditions may result in revocation of this permit as set forth in K.C.C. 21A.50.

ORDERED August 2, 2019.

Alison Moss
Hearing Examiner pro tem

NOTICE OF RIGHT TO APPEAL

King County Code 20.22.040 directs the Examiner to make the County's final decision for this type of case. This decision shall be final and conclusive unless proceedings for review of the decision are timely and properly commenced in superior court. Appeals are governed by the Land Use Petition Act, Chapter 36.70C RCW.

**MINUTES OF THE JUNE 26, JUNE 28, JULY 12, 2018, AND JULY 9, 2019,
HEARINGS IN THE APPEAL OF EVERGREEN MEADOW WEDDINGS VENUE,
DEPARTMENT OF PERMITTING AND ENVIRONMENTAL REVIEW FILE NO.
TEMP170012**

Alison Moss was the Hearing Examiner in this matter. Participating in the hearing were Andy and Marie Leiper, Shawn and Rick Hammerly, Roman Legat, Gail McCullough, Tim Welborn, Alex Sidles, Katrina Allen, Allan Bakalian, Ty Peterson, Robert Eichelsdoerfer, Liway His, Ross Tilghman, Adam Jenkins, Carol Wright, Matt Roe, and Gregory Heath, Nancy Hopkins Goree, and Russell Zwick.

The following exhibits were offered and entered into the record on June 26, 2018:

Appellants'-Offered Exhibits:

Exhibit no. A1	Resume of Ross Tilghman
Exhibit no. A2	Comments on transportation impacts by Tilghman Group, dated June 12, 2018
Exhibit no. A3	Resume of Adam Jenkins
Exhibit no. A6	<i>Not admitted: Declaration of Joel Ramos, dated June 6, 2018</i>
Exhibit no. A7	Photograph of subject property
Exhibit no. A8	Site plan by Heath & Associates, received December 19, 2017
Exhibit no. A9	Aerial photograph of subject property
Exhibit no. A10	Drawings of parking lot, dated June 11, 2018
Exhibit no. A11	<i>Not admitted: Video of vehicle speeding</i>

Exhibit no. A12	Aerial photographs of neighborhood parcels
Exhibit no. A13	Emails with code enforcement complaint of subject property
Exhibit no. A16	Temporary use permit no. TEMP170012 report and decision, dated February 23, 2018
Exhibit no. A18	Revised traffic impact analysis by Heath & Associates, dated November 14, 2017

The following exhibits were offered and entered into the record on June 28, 2018:

Appellants'-Offered Exhibits:

Exhibit no. A4	Noise review by The Greenbusch Group Inc, dated June 11, 2018
<i>Exhibit no. A5</i>	<i>Not admitted: Declaration of Carol Wright, dated June 11, 2018</i>
Exhibit no. A8-a	Site plan by Heath & Associates, received December 19, 2017
Exhibit no. A8-b	Site plan, received December 18, 2017
Exhibit no. A8-c	Marked site plan, received December 18, 2017
<i>Exhibit no. A19</i>	<i>Not admitted: Photographs of ponds</i>

Applicant-Offered Exhibits:

Exhibit no. E3	Traffic impact analysis by Heath & Associates, dated November 14, 2017 A. Resume of Gregory Heath
Exhibit no. E4	Acoustic impact discussion by A3 Acoustics, dated June 13, 2018

The following exhibits were offered and entered into the record on July 12, 2018:

Appellants'-Offered Exhibits:

Exhibit no. A14	Photographs of Evergreen Meadows Wedding and Event Venue, dated January 19, 2018, January 12, 2018, March 14, 2018, and March 13, 2018
<i>Exhibit no. A15</i>	<i>Not admitted: Evergreen Meadows Venue FAQs</i>
Exhibit no. A17	Determination of non-significance, dated February 23, 2018, and application materials

Applicant-Offered Exhibits:

<i>Exhibit no. E1</i>	<i>Not admitted: Aerial photograph of neighborhood parcels</i>
<i>Exhibit no. E2</i>	<i>Not admitted: Photographs of site</i>
<i>Exhibit no. E5</i>	<i>Not admitted: Email from Greg Heath with additional traffic comments, dated July 11, 2018</i>

Department-Offered Exhibits:

Exhibit no. D1	Department of Permitting and Environmental Review staff report to the Hearing Examiner for file no. TEMP170012
Exhibit no. D2	Temporary use permit no. TEMP170012 report and decision, dated February 23, 2018
Exhibit no. D3	Determination of non-significance, dated February 23, 2018
Exhibit no. D4	Notice and statement of appeal, received March 16, 2018
Exhibit no. D5	Traffic impact analysis by Heath & Associates Inc, dated November 14, 2017
Exhibit no. D6	DPER file no. TEMP170012

Exhibit no. D7 Amended DPER staff recommendations

The following exhibits were offered and entered into the record on July 9, 2019:

Applicant-Offered Exhibits:

Exhibit no. E6 Water Well Report, dated February 26, 2007

Department-Offered Exhibits:

Exhibit no. D8 Revised staff report (Revised Temporary Use Permit Report and Decision) to the Hearing Examiner for file no. TEMP170012

- A. Revised site plan (reduced)
- B. Revised appeal parties
- C. Original site plan and vicinity map (reduced)
- D. Map
- E. Map
- F. Sight distance analysis by Heath & Associates Inc, dated January 21, 2019
- G. Sight distance analysis by Heath & Associates Inc, dated November 14, 2018
- H. Applicant response to Examiner, received March 12, 2019
- I. Department response to sight distance analysis, dated February 27, 2019
- J. Photographs of road

Exhibit no. D9 Map

Exhibit no. D10 Public Health Letter, dated June 25, 2019

The following exhibits were offered and entered into the record on July 19, 2019:

Applicant-Offered Exhibit:

Exhibit no. E7 E-mail, Large Events Parking, received July 16, 2019

Department-Offered Exhibit:

Exhibit no. D11 Additional Conditions, received July 19, 2019

AM/jo

August 2, 2019

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**

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CERTIFICATE OF SERVICE

SUBJECT: Department of Local Services file no. **TEMP170012**

EVERGREEN MEADOW WEDDINGS VENUE
Temporary Use Permit Appeal

I, Vonetta Mangaoang, certify under penalty of perjury under the laws of the State of Washington that I transmitted the **REPORT AND DECISION FOLLOWING REMAND** to those listed on the attached page as follows:

- EMAILED to all County staff listed as parties/interested persons and parties with e-mail addresses on record.
- placed with the United States Postal Service, with sufficient postage, as FIRST CLASS MAIL in an envelope addressed to the non-County employee parties/interested persons to addresses on record.

DATED August 2, 2019.

Vonetta Mangaoang

Vonetta Mangaoang
Senior Administrator

Allen, Katrina

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Andy Leiper, Marie/Michael

Hardcopy

Bakalian, Allan

Bakalian & Associates

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Bricklin, David

Bricklin and Newman

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Chan, Jim

Department of Local Services

Curran, Bonnie-Thomas

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Dills, Jennifer/Peter

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Dwight, Jennifer

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Dwogjt, Brett/Jennifer

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Eichelsdoerfer, Robert

Department of Local Services

Fix, Tom and Carol

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Hamerly, Maury

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Hamerly, Rick and Shawn

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Heath, Gregory

Heath & Associates Inc

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Hopkins, Nancy

Department of Local Services

Hsi, Liway

Claremont Forest LLC

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Husemann, Kevin

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Jenkins, Adam

The Greenbusch Group Inc

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Klint, Warren

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Koop, Debbie

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Legat, Roman and Jana

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McCullough, Tim and Gail

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Mills, Mark and Terri

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Ossewaarde, Mark

Department of Local Services

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Department of Local Services

Sidles, Alex

Bricklin and Newman

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Somers, Scott

King County Sheriff Precinct 2

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Tilghman, Ross

Tilghman Group

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Tracy, Jake

Department of Local Services

Uno, Alison Jane

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Welborn, Tim and Pam

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Wright, Carol

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Zwick, Russell

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