

May 9, 2023

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

King County Courthouse  
516 Third Avenue Room 1200  
Seattle, Washington 98104  
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[www.kingcounty.gov/independent/hearing-examiner](http://www.kingcounty.gov/independent/hearing-examiner)

**ORDER ON MOTION FOR RECONSIDERATION**

SUBJECT: Department of Local Services file no. **PLAT210002**  
Proposed ordinance no.: **2023-0049**

**MT. SI**

Preliminary Plat Application

Location: 32433 SE Redmond Fall City Road, Fall City

Applicant: Mt. Si Investments LLC  
*represented by* **Robert Fitzmaurice**

[REDACTED]  
Bellevue, WA 98005

Telephone: [REDACTED]

Email: [REDACTED]

King County: Department of Local Services  
*represented by* **Brian Lee**

919 SW Grady Way Suite 300

Renton, WA 98057

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Email: [brlee@kingcounty.gov](mailto:brlee@kingcounty.gov)

The Applicant timely filed a motion for clarification of the Examiner’s April 13, 2023, Report and Decision on the Mt. Si Preliminary Plat (Plat 210002, Proposed Ordinance 2023-0049) (“Decision”). Specifically, the Applicant requests clarification of the Examiner’s Conclusion 2 and Condition 10(A) related to the application of King County Road Design and Construction Standards (“KCRDCS”) 2.03 for Urban Minor Access Road to the private access tract road (“Tract C”).

Exhibit A to the motion depicts how the preliminary plat's interior road and the Tract C road paved rights-of-way can be designed to 28 feet of curb-to-curb pavement to allow for on-street parking for up to 17 vehicles, while allowing passage of an emergency vehicle. Although the Examiner intended that the parking be available immediately adjacent to lots 4 through 13, the Applicant has shown how at least one on-street parking space per lot in the preliminary plat can be provided.

The Motion is GRANTED

Ordered that:

1. Conclusion 2 of the Decision is revised to read:

As revised by Exhibit A to the Applicant's May 2, 2023, Motion for Clarification, the proposed subdivision's proposed internal circulation makes appropriate provisions for safety and general welfare and streets and roads.

2. Condition 10.A of the Decision is revised to read:

The proposed subdivision shall comply with the KCRDCS, including the following requirements:

- A. The new interior road shall be constructed at a minimum to the Urban Minor Access Roadway standard per KCRDCS Section 2.03 and 2.06 and the proposed private access tract (Tract C) shall be constructed at a minimum to the Private Access Tracts standard per KCRDCS Section 2.09B and both shall have a minimum curb-to-curb pavement width of 28 feet.

DATED May 9, 2023.



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Alison Moss

King County Hearing Examiner *pro tem*

## NOTICE OF RIGHT TO APPEAL

A person appeals this Examiner decision by following the steps described in KCC 20.22.230, including filing with the Clerk of the Council a sufficient appeal statement and a \$250 appeal fee (check payable to the King County FBOD). Appeal statements may refer only to facts contained in the hearing record; new facts may not be presented on appeal. KCC 20.22.230 also requires that the appellant provide copies of the appeal statement to the Examiner and to any named parties listed on the front page of the Examiner’s decision.

Prior to the close of business (4:30 p.m.) on *June 2, 2023*, an electronic copy of the appeal statement must be sent to [Clerk.Council@kingcounty.gov](mailto:Clerk.Council@kingcounty.gov) and a paper copy of the appeal statement must be delivered to the Clerk of the Council's Office, Room 1200, King County Courthouse, 516 Third Avenue, Seattle, Washington 98104. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. If the Office of the Clerk is not officially open on the specified closing date, delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

Unless both a timely and sufficient appeal statement and filing fee are filed by *June 2, 2023*, the Examiner’s decision becomes final.

If both a timely and sufficient appeal statement and filing fee are filed by *June 2, 2023*, the Examiner will notify all parties and interested persons and provide information about “next steps.”

May 9, 2023

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**CERTIFICATE OF SERVICE**

SUBJECT: Department of Local Services file no. **PLAT210002**  
Proposed ordinance no.: **2023-0049**

**MT. SI**

Preliminary Plat Application

I, Jessica Oscoy, certify under penalty of perjury under the laws of the State of Washington that I transmitted the **ORDER ON MOTION FOR RECONSIDERATION** 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 May 9, 2023.



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Jessica Oscoy  
Office Manager

**Anderson, Kris**

**Baumgarten, David**

The Riley Group Inc  
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**Bullinger, John**

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