



**Department of Development
and Environmental Services**

900 Oakesdale Avenue SW
Renton, WA 98057-5212

206-296-6600 TTY 206-296-7217

www.kingcounty.gov

Permit Number: L08SA320

Permit Title: CRITICAL AREAS DESIGNATION

Date: 04/01/2009

Parcel Number(s): 312007-9003

KROON JOHN P
1400 NE GILMAX LANE,
POULSBO WA
98370

Notice of Completion – Non-Project Managed

This is notification that the Department of Development and Environmental Services (DDES) has completed the review and/or inspection of the permit application. As the Permit Applicant, you have the right to dispute billings posted against the permit application per King County Council Ordinance 16026.

In a dispute of DDES billings:

- You **may** only challenge DDES' application of the development permit fees.
- You **may not** challenge the development fees themselves, as adopted by the King County Council and codified in Title 27, or any other King County Code requirement, including any land use provision.

If you wish to contest DDES' decision on the permit, you must file a separate appeal.

You must request a fee waiver for any billings you wish to dispute before you may appeal the billing to the Hearing Examiner. The fee waiver request must be received by DDES not later than 21 days after the date of this Notice of Completion. A fee waiver request form can be obtained at the following website <http://www.metrokc.gov/permits/info/fees.aspx>. The fee waiver request must be sent to the attention of:

Jim Chan, Building Services Division Director (for building permits) or

Randy Sandin, Land Use Services Division Director (for land use permits)

at the address listed in the letterhead. DDES must issue its decision on the fee waiver request within 14 days of the request.

You may file an appeal of DDES' decision on your fee dispute to the Hearing Examiner as follows:

- Submit the combined Notice and Statement of Appeal with DDES within 21 days after you receive the decision on the fee waiver request. (The Examiner will conduct an open hearing to determine whether to affirm, modify or reverse DDES' decision).
- The combined Notice and Statement of Appeal must include:
 - Completed Notice and Statement of Appeal Form; and
 - Written documentation supporting your claim; and
 - A \$50 appeal fee. The fee must be paid in the form of cash (in-person only), check or money order (made payable to King County Office of Finance).

If you have any questions regarding this notice, please contact DDES at (206) 296-6714 or via email at: waiverappeal.ddes@kingcounty.gov

Permit: L08SA320
Parcel: 3120079003
Staff Name: G. Wessel, G. Poels
Accuracy: Surveyed
Date: Feb 25, 2009
Valid Until: February 25, 2014

1
Parcels

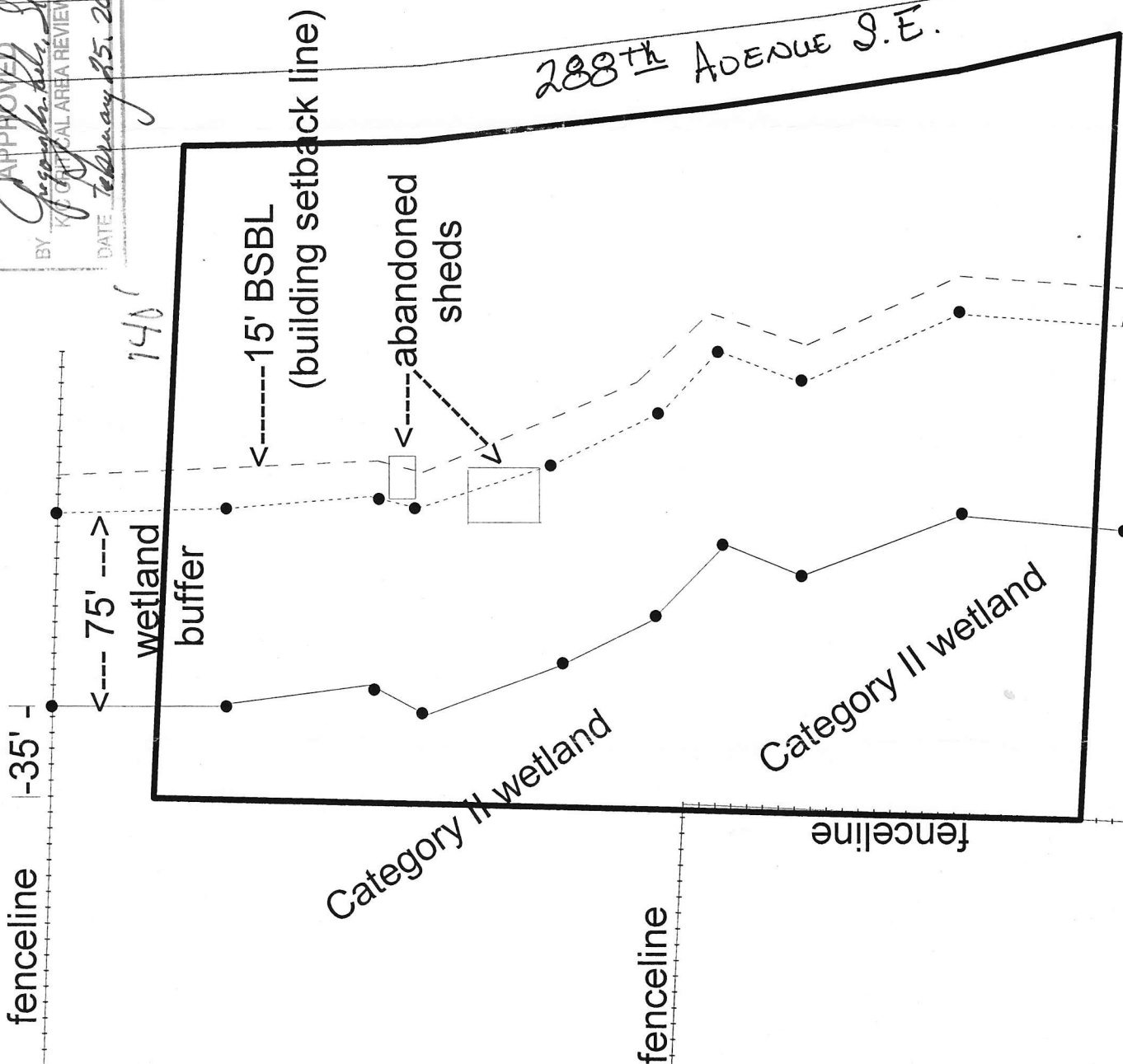
- CATEGORY II WETLAND
- STEEP SLOPES (Not shown - See letter explanation)
- EROSION HAZARD (ENTIRE SITE)

0 25 50 75 Feet
1" = 63 feet



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to the accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any damages, including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

APPROVED
BY: [Signature]
DATE: February 25, 2009
KING COUNTY PLANNING AREA REVIEW





King County

Department of Development and Environmental Services

900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

206-296-6600 TTY 206-296-7217

www.kingcounty.gov

April 1, 2009

John P. Kroon
1400 NE Gilmax Lane
Poulsbo, WA 98370

RE: Critical Areas Designation **L08SA320**, Parcel No. **312007-9003**
Status: **Complete**

Dear Mr. Kroon:

Thank you for using the King County Critical Areas site designation process. The site designation program has been developed to help relieve uncertainty regarding how Critical area requirements in the King County Zoning Code (K.C.C.21A.24) apply to development on individual parcels. Regulation of these critical areas is subject to the provisions of King County Code 21A.24 (Critical Areas Ordinance), which protects property owners, the general public and the environment from damage resulting from improper development of environmentally sensitive land.

A critical areas site inspection was completed on the subject property (#312007-9003), the purpose of which, was to determine whether critical areas are present on the site, and if so, determine the designation of the critical areas and the regulatory requirements constraining development in those areas, such as the proposed construction of a single family residence.

Findings

During the site inspection a forested, scrub-shrub and emergent Category II wetland area and steep slopes were identified on the subject property (Figure 1). The King County database also identifies Erosion and Landslide hazard areas on the subject property.

These critical areas and associated buffers are regulated under King County Code 21A.24 (the Critical Areas portions of the Zoning Code). Critical areas and specific impacts to development on this parcel are discussed separately below and identified in Figure 1.

Please note that only some of the conclusions that are presented here regarding critical areas are vested for five years. "Vested" critical areas are specifically listed in the zoning code (KCC21A.24.500) and include Critical Aquifer Recharge Areas, Landslide Hazard Areas, Steep Slope Hazard Areas, Wetlands, all Aquatic Areas, and Coal Mine Hazard Areas. Any of our comments related to these critical areas are vested for five years.

John P. Kroon – L08SA320
April 1, 2009

However, conclusions and/or development restrictions stated in this letter related to other critical areas or other regulations separate from those listed are not vested and may change at any time. If you do not plan to develop this property soon after receiving this letter, it may be in your interest to contact us prior to proceeding with development plans to see if any of the conclusions in this letter have changed or are no longer valid.

Vested Critical Areas

Wetlands (KCC21A.24.318 to 21A.24.345)

Wetlands play a vital role in maintaining the health and quality of stream ecosystems. Functions associated with stream-associated wetlands include stormwater storage and attenuation, nutrient inputs, water temperature mediation, stream bank stability, off-channel rearing habitat for fish, sediment and contaminant removal, and wildlife habitat. .

The western half of the subject property contains a portion of a large Category II wetland area, which extends offsite to the north, south, and west of the subject property. The wetland area is a palustrine, forested, scrub-shrub, emergent *depressional* wetland that appears to be fed primarily from high groundwater conditions, hillside seeps, precipitation, and surface runoff.

The overall 'Functions' score of the *depressional* wetland is 51 as determined using the Washington State Wetland Rating System for Western Washington (Water Quality 16, Hydrology 16, and Habitat 19); therefore the County rates the wetland area with a **Category II** designation (KCC21A.24.325).

Critical Areas Buffers (K.C.C.21A.24.325, K.C.C.21A.24.358)

KCC21.24.325 defines a single family residence as 'MODERATE' impact use. A Category II wetland area outside the urban growth area of King County, with a 'habitat functions' score less than 20 points and a 'moderate-use' impact, receives a 75-foot buffer of native vegetation measured from the wetland edge (K.C.C.21A.24.325).

Structures must honor an additional 15-foot building setback (BSBL) beyond the buffer. (K.C.C.21A.24.200).

Within a currently undeveloped buffer, no development of any kind is usually allowed, including clearing, grading, or any other alteration of the existing vegetation. Under some conditions, buffer 'averaging' may be approved by the Department, but total buffer area cannot be reduced, and the department must determine that alternative mitigation proposals provide equivalent or greater structure and function than the original buffer.

Steep Slope Hazard Area (KCC21A.24.310)

Your parcel contains some minor steep slopes. Steep slopes are defined as those slopes that exceed forty percent inclination (about 21 degrees) and have a vertical elevation change of at least ten feet. The buffer required between the steep slope and any proposed development (which is to remain unaltered native vegetation), without providing a geotechnical study, is generally 50 feet. Structures must maintain an additional 15-foot building setback beyond the buffer.

John P. Kroon – L08SA320
April 1, 2009

Where a geotechnical study confirms that the slope is stable and that development will not create a hazard, the buffer may be reduced. For slopes that are less than 20 feet high, the requirements for a buffer and setback may be eliminated completely if a geotechnical study finds that the slope is stable and that the development will not adversely affect (or be affected by) the slope.

In your case, the steep slopes appear to be less than or close to 20 feet high, and they appear to be stable and not subject to a significant risk of landsliding. Because they are also contained within the wetland buffer (which will encourage that development be pushed to the eastern part of the parcel), we conclude that these slopes can be exempted from the need for a buffer or building setback. For this reason, they are not shown on the attached site map.

Non-Vested Critical Areas

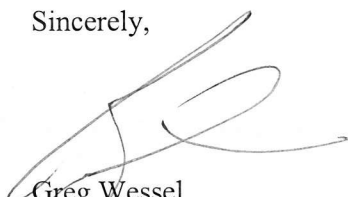
None at this time

Discussion:

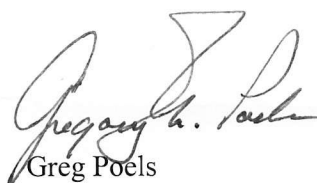
At this time, you may use this letter and the enclosed Figure 1 to apply for your septic drainfield or water well site approval, as needed. Similarly, a copy should be included with any building permit application. The approximate locations and shapes of the critical areas depicted on Figure 1 and described in this completed Critical Areas Designation letter will be vested for all King County development permits for a period of five years from the date of this letter. Please note that this critical areas designation review is to determine the location and classification of critical areas on your site and is not an approval for proposed or existing development. Reviews including but not limited to drainage, fire flow, or your proposed development will be reviewed during the building permit process.

If you have any questions or would like to discuss any aspects of this designation further, please contact Greg Wessel at (206) 296-7242; Greg.wessel@kingcounty.gov) for geotechnical concerns or Greg Poels at (206) 296-7115; Gregory.poels@kingcounty.gov) for stream and wetland concerns.

Sincerely,



Greg Wessel
Environmental Scientist/Geologist
Critical Areas Section



Greg Poels
Environmental Scientist/Ecologist
Critical Areas Section

Enclosures: Figure 1, Notice of Completion