



King County

Department of Permitting and Environmental Review
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266

Conditional Use Permit (CUP) Report and Decision

Date of Transmittal: January 19, 2018

File No: CDUP17-0004 Cherry Valley Fire Station 67

Applicant: KC Fire District 45
Attn: Joel Kuhnhenh
PO Box 338
Duvall, WA 98019

Proposal: Request for a conditional use permit (CUP) to allow a new fire station on a 2.37-acre parcel located in the Rural Area (RA-5 zone).

Location: SE Corner of Intersection of NE Cherry Valley Road and 318th AVE NE
(Parcel 1549500271)

King County Permit: Conditional Use Permit (KCC 21A.08.060A; KCC 21A.44.040)

Zoning: RA-5
Community Plan: Snoqualmie
Drainage Basin: Cherry Creek
STR: SE 09-26-07
Water: Water District No. 119
Date of Application: September 14, 2017
Date of Complete Application: September 29, 2017

Report prepared by: Nancy Hopkins Goree, Senior Planner

Having reviewed all exhibits entered into the record and after considering the Zoning Code requirements for a Conditional Use Permit, staff makes and enters the following:

BACKGROUND

An application for a CUP was made on September 14, 2017 and determined complete on September 29, 2017. The purpose of this CUP is to allow King County Fire District 45 to construct a new fire station. As part of the public notice requirements, the applicant posted the site pursuant to K.C.C. 20.20 on October 16, 2017. Notice was also provided in the Seattle Times,

Snoqualmie Valley Record, and mailed to property owners with a 500 ft. radius of the site on October 23, 2107.

The actions to approve the CUP and subsequent commercial building permit are subject to the State Environmental Policy Act (SEPA) per WAC 197-11 and King County Code 20.44.040.1.e, because of the total amount of site fill and/or excavation. The subsequent SEPA Determination of Non-Significance (DNS) will be issued concurrently with the CUP.

King County conducted an on-site examination of the subject property and has discussed the proposed development with the applicant to clarify technical details of the application, and to determine the compatibility of this project with applicable King County plans, codes, and other official documents regulating this development.

The Department file CDUP17-0004 containing the applicant's submitted information, public notice, documentation by staff and correspondence are incorporated herein by reference.

FINDINGS:

A. REQUEST BY APPLICANT:

The new fire station will operate 24 hours a day, 7 days a week and provide enhanced emergency service to the surrounding rural call response area for the Cherry Valley neighborhood and surrounding area which is in the northern and eastern part of the community of Duval, WA. The station is designed to be an approximate 6,300 SF, single story, gable roof, wood structure with storage mezzanine and mechanical platform. The station will have a double apparatus bay, joined to support office and living space on either side, with road improvements, parking and perimeter landscaping. The applicant proposes to retain existing vegetation in the southern portion of the site and provide minimum 20 foot wide landscape buffers around the remainder of the site to supplement existing vegetation.

The station roof peak will measure about 35 feet above finished grade, with the station setting back over 80 feet from the west, north and east property lines, and over 250 feet from south property line. The station will have four fulltime staff and provide only limited access to the public. The station will be situated in the northern portion of the site with the apparatus bay oriented to NE Cherry Valley Road. Emergency response vehicles will access directly onto NE Cherry Valley Road, with 2 driveways located off 318th Avenue NE. Sewage will be handled by an on-site septic system with drain fields, and water service will be provided by Water District No. 119.

B. EXISTING CONDITIONS:

1. Comprehensive Plan Designation & General Zoning in the Area: The subject property and

the surrounding properties are designated rural residential by the King County Comprehensive Plan and are zoned Rural Residential (RA-5) with a base density of one residential dwelling unit per five acres.

2. Existing Development on the Subject Property: The parcel is undeveloped.
3. Development on Adjoining Property: Neighboring properties are generally developed with single family residences, small farms, and home businesses on larger rural lots.
4. Physical Land Characteristics: The site is relatively flat with an approximate 25% slope in the NE corner of the property along the existing ditch line. This area will be lowered and landscaped to improve sight distances. Site soils consist of Barneston gravelly ashy coarse sandy loam, 0 to 8 percent slopes. As much of the existing vegetation will be retained as possible within the developed area, and existing native vegetation in the southern portion of the site will remain undisturbed. About 25% of the site will be cleared and developed with the proposed fire station. Exported material will be removed from the site to an approved permitted site within the County. Existing site vegetation consists of a dense second-growth forest dominated by Douglas fir and Western Hemlock with some red alder and big leaf maple. Cherry Creek lies approximately 1,300 feet south of the proposed development. The project does not lie within a 100-year floodplain or any other critical areas feature.
5. Critical Area Features: Prior to CUP submittal, a DPER Environmental Scientist reviewed CADS16-0437 and CADS17-0002 for compliance with King County Critical Areas code requirements. DPER concluded that no critical areas currently exist on or adjacent to this parcel which will affect the planned development.
6. Utilities: Water to the site will be provided by District # 119 and an on-site sewage disposal system will be required designed in accordance with the King County Health Department.
7. Access: The property is located on the south side of NE Cherry Valley Road, at the southeast corner of the NE Cherry Valley Road and 318th Avenue NE intersection. There are two driveways proposed from the site to 318th Avenue NE. The north driveway would access the public parking lot while the south driveway would access the secured employee parking lot. Direct access to NE Cherry Valley Road is proposed for emergency response vehicles.
8. Traffic: NE Cherry Valley Road is classified as a rural collector arterial with 60 feet of right-of-way (30 feet on the north and south side of right-of-way centerline) along the proposed development's frontage. 318th Avenue NE is classified as a rural minor access roadway with 60 feet of right-of-way (30 feet on the east and west side of right-of-way centerline) along the proposed development's frontage. No right-of-way dedication will be required for either road as part of the project. King County Department of Transportation (KCDOT), Road and Traffic Engineering Section has reviewed the CUP proposal under

the required mandatory CUP preapplication meeting PREA17-0169 and this CUP application for compliance with 2016 King County Road Design and Construction Standards (KCRDCS). They have determined the proposal has the ability to comply with the KCRDCS. Detailed review of the traffic engineering will occur under the subsequent building permit

9. Drainage: As a “commercial’ use (non-residential), an enhanced basic water quality treatment will be required (Revised TIR, Exhibit D-22). On-site storm water will be collected via catch basins and conveyed by pipe to an infiltration pond. Any overflow will be routed to the existing drainage ditch along NE Cherry Valley Road. DPER civil engineer has reviewed the proposal for compliance with drainage requirements. They have determined that the proposal has the ability to comply with the 2016 Surface Water Design Manual (KCSWDM). Detailed review of the drainage facilities will occur with the subsequent building permit and will be subject to the current KCSWDM adopted at the time of building permit review.

C. APPLICABLE KING COUNTY CODES:

KCC 21A.08.060A Government/business services land uses.

A Conditional Use Permit is required for a fire station in the Rural Residential zone, provided **KCC 21A.08.060, footnote C6**:

- a. All buildings and structures shall maintain a minimum distance of twenty feet from property lines adjoining rural area and residential zones;
- b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of thirty-five feet from such street;
- c. No outdoor storage; and
- d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that no feasible alternative location is possible.

KCC 21A.16.030 Land use grouping. To facilitate the application of this chapter, the land uses of K.C.C. chapter 21A.08 have been grouped in the following manner:

- D. Institutional development refers to those uses listed in:
 3. K.C.C. 21A.08.060 as government services;

KCC 21A.16.050 (A) Landscaping – street frontage. The average width of perimeter landscaping along street frontages shall be twenty feet of Type II landscaping all be provided for an institutional use.

KCC 21A.16.060 (A) Landscaping – interior lot lines. The average width of perimeter landscaping along interior lot lines shall be ten feet Type II for an institutional use.

KCC 21A.18.030 (A) Computation of required off-street parking spaces. Required fire facility parking is determined under the CUP review process and based on the specific land uses anticipated parking demand. Based on 4 staff members working 48 hour

rotational shifts and minimal public visitation, the applicant proposes 10 parking spaces, including an accessible parking.

KCC 21A.44.040 Conditional use permit. A conditional use permit shall be granted by the county, only if the applicant demonstrates that:

- A. The conditional use is designed in a manner which is compatible with the character and appearance of an existing, or proposed development in the vicinity of the subject property;
- B. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;
- C. The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property;
- D. Requested modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title;
- E. The conditional use is not in conflict with the health and safety of the community;
- F. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
- G. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities; and
- H. The conditional use is not in conflict with the policies of the Comprehensive Plan or the basic purposes of this title.

KCC 21A.12.220 Nonresidential land uses in residential zones. Except for utility facilities, uses listed in K.C.C. 21A.08.100, and nonresidential uses regulated by 21A.12.230, all nonresidential uses located in the RA, UR, or R zones shall be subject to the following requirements:

- A. Impervious surface coverage shall not exceed:
 - 1. Forty percent of the site in the RA zone.
 - 2. Seventy percent of the site in the UR and the R-1 through R-8 zones.
 - 3. Eighty percent of the site in the R-12 through R-48 zones.
- B. Buildings and structures, except fences and wire or mesh backstops, shall not be closer than 30 feet to any property line, except as provided in subsection C.
- C. Single detached dwelling allowed as accessory to a church or school shall conform to the setback requirements of the zone.
- D. Parking areas are permitted within the required setback area from property lines, provided such parking areas are located outside of the required landscape area.
- E. Sites shall abut or be accessible from at least one public street functioning at a level consistent with King County Road Design Standards. New high school sites shall abut or be accessible from a public street functioning as an arterial per the King County Design Standards.
- F. The base height shall conform to the zone in which the use is located.

G. Building illumination and lighted signs shall be designed so that no direct rays of light are projected into neighboring residences or onto any street right-of-way. (Ord. 11802 § 5, 1995; Ord. 11621 § 44, 1994; Ord. 10870 § 359, 1993).

KCC 21A.44.040 Conditional use permit. A conditional use permit shall be granted by the county, only if the applicant demonstrates all of the following:

- A. The conditional use is designed in a manner which is compatible with the character and appearance of an existing, or proposed development in the vicinity of the subject property;
- B. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;
- C. The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property;
- D. Requested modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title;
- E. The conditional use is not in conflict with the health and safety of the community;
- F. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
- G. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities; and
- H. The conditional use is not in conflict with the policies of the Comprehensive Plan or the basic purposes of this title. (Ord. 15032 § 51, 2004; Ord. 11621 § 108, 1994; Ord. 10870 § 625, 1993).

D. COMPREHENSIVE PLAN POLICIES:

The area is designated as Rural Residential under the King County Comprehensive Plan (KCCP) 2016 update (Ordinance 18427).

KCCP Policy R-324 Nonresidential uses in the Rural Area shall be limited to those that:

- a. Provide convenient local products and services for nearby residents;
- b. Require location in a Rural Area;
- c. Support natural resource-based industries;
- d. Provide adaptive reuse of significant historic resources; or
- e. Provide recreational and tourism opportunities that are compatible with the surrounding Rural Area.

KCCP Policy R-401 King County shall work with cities and other agencies providing services to the Rural Area and Natural Resource Lands to adopt standards for facilities and services in the Rural Area and Natural Resource Lands that protect basic public health and safety and the environment, but are financially supportable at appropriate densities and do not encourage urban development.

KCCP Policy R-402 Public spending priorities for facilities and services within the Rural Area and Natural Resource Lands should be as follows:

- a. First, to maintain existing facilities and services that protect public health and safety;
- b. Second, to upgrade facilities and services when needed to correct level of service deficiencies without unnecessarily creating additional capacity for new growth; and,
- c. Third, to support sustainable economic development that is sized and scaled at levels appropriate for Rural Areas and Natural Resource Lands and does not foster urbanization.

E. SEPA Threshold Determination: The proposal was reviewed under King County's Environmental procedures in KCC 20.44 and WAC 197-11-100. The proposal was determined to pose no probable significant environmental impact when viewed in the context of the existing regulations and other available authorized mitigations. The notice of the threshold determination of non-significance (DNS) is being published concurrently with the CUP decision.

F. OTHER CONSIDERATIONS:

1. The adjacent 2 parcels directly south of the proposed fire station property are enrolled in the open space program administered by the Department of Natural Resources and Parks where King County offers a property tax reduction to landowners to voluntarily preserve open space, farmland or forestland on their property. Several surrounding parcels owned by the Golde Tree Farm also participates in the open space program for Forest Land. The Forest Land program is administered by the Department of Assessments. The applicant's parcel was part of the Golde Tree Farm and recently reconfigured under a Boundary Line Adjustment and purchased by the Fire District for the purpose of building the new fire station. Open space classifications do not carry over when land is sold.
2. King County DPER planning staff has reviewed the CUP application, including the architectural and landscape CUP plans, SEPA materials, response to neighbor comment letter, and supplemental photographic rendering of the proposed building exterior. Staff concludes the project as revised and conditioned in this Decision and Report will be consistent with the applicable King County zoning code land use standards and King County Comprehensive Plan Policies cited herein. Final approval of the CUP land use design will occur under the subsequent future building permit.
3. King County DPER fire engineer staff has reviewed the proposal for compliance with Fire Code requirements. They have determined that the proposal has the ability to comply with the 2015 International Fire Code (IFC). Final Fire review and approval will occur under the subsequent building permit.
4. King County DPER drainage engineer staff has reviewed the civil engineering plans and revised Technical Information Report (TIR) submitted December 21, 2017. The project was reviewed according to the 2016 King County Surface Water Design Manual (KCSWDM) and the 2016 King County Road Design and Construction Standards

- (KCRDCS). On site storm water will be collected via catch basins and conveyed by pipe to an infiltration pond. Any overflow will be routed to the existing drainage ditch along NE Cherry Valley Road. Staff concludes the project as revised and conditioned in this Decision and Report will be consistent with 2016 King County Surface Water Design Manual. Final review approval of the drainage system will occur under the subsequent future building permit. The latest version of the Technical Information Report dated, December 2017, met the requirements of the 2016 KCSWDM. The associated roadway improvements along NE Cherry Valley Road required the shoulder to be widened by 6 feet. Approximately 225 feet of 318th Ave NE was paved but was not a requirement.
5. King County Department of Transportation, Traffic Engineering staff has determined the proposal has the ability to comply with the KC Road Standards. Final review and approval of traffic engineering will occur under the subsequent future building permit:
- a. The proposed development is located within the Woodinville/Duvall travel shed which currently passes the King County concurrency standard.
 - b. A level 1 traffic impact analysis (TIA) has been completed for the project. From a KCDOT Traffic Engineering standpoint, the TIA provides all necessary information regarding trip generation, trip distribution, traffic volumes, and level of service.
 - c. Per the TIA, there are no King County intersections that meet the K.C.C. 14.80, "Intersection Standards" thresholds of 30-peak hour and 20% of the peak hour trips and operating at a level of service worse than "E". Therefore, the project will not result in any significant adverse traffic impacts and there will be no off-site SEPA mitigation required for this project.
 - d. KCDOT Traffic Engineering concurs with the TIA that there is adequate stopping sight distance (SSD) along the proposed fire station's frontage of NE Cherry Valley Road per the 2016 King County Road Design and Construction Standards (KCRDCS), and adequate entering sight distance (ESD) looking to the east for 318th Avenue NE and for the proposed driveway connections to NE Cherry Valley Road per the KCRDCS.
 - e. No additional right of way dedication is required for either roads.
 - f. Required frontage road improvements along NE Cherry Valley Road include a 6-foot paved shoulder and street overlay to be finalized under the building permit. The applicant proposes to pave a portion of site frontage along 318th Avenue, but this is not required.
 - g. Traffic Engineering has reviewed the June 2017 traffic impact analysis prepared by Parametrix, conducted a field review of the site on November 6, 2017 and reviewed Figure 4a. Anticipated Entering Sight Distance 318th Ave NE, also prepared by Parametrix that was received on December 1, 2017. We recommend the following traffic condition be implemented as part of the CUP to address sight distance:
 1. With extensive clearing and grading of the proposed site and within the NE Cherry Valley Road right-of-way, entering sight distance (ESD) looking to the east and west from the intersection of 318th Avenue NE and NE Cherry Valley

Road, and from the intersection of the emergency response driveway and NE Cherry Valley Road will meet the 2016 King County Road Design and Construction Standards (KCRDCS) for ESD. The ESD shall be field measured and verified by the applicant's consultant once final clearing and grading has been completed.

6. In accordance with KCC 21A.12.220, site lighting shall be designed so that no direct rays of light are projected into neighboring residences or onto any street right-of-way. The maximum allowed light level DPER will allow at the property line is one foot candle (fc). A photometric lighting plan was prepared for the CUP (Exhibit D-6, sheet E2.2) which indicates all light levels are below 1 fc at property lines. A copy of the photometric plan shall be submitted with the subsequent building permit.
7. Noise generated will be exempt per KCC 12.86.500 provided the receiving property is located in rural, commercial or industrial district of King County. Adjacent properties are zoned Rural Area.
8. During the public comment period DPER received one letter from an adjacent property owner objecting to the fire station arguing it is not necessary; the negative impacts on wildlife; road and traffic conflicts; inconsistency with King County Comprehensive Plan polices regarding open space and agriculture; reduction of property values; and disruption to character of Cherry Valley.

CONCLUSIONS:

1. The conditional use proposal is designed in a manner which is compatible with the character and appearance with the existing, or proposed development in the vicinity of the subject property.
2. The location, size and height of the buildings, structures, fences, and screening vegetation for the conditional use will not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties.
3. The use is designed in a manner that is compatible with the physical characteristics of the subject property, and as conditioned, is not in conflict with the character or landscape of the Rural Area zone.
4. The use is not in conflict with the health and safety of the community, and is such that the pedestrian and vehicular traffic associated with the proposed use will not be hazardous or conflict with existing and anticipated traffic. Traffic associated with the proposal will not have a measurable impact on the local streets.
5. The use is supported by adequate public facilities and will not affect public services to the surrounding area.
6. The use will improve public services (fire response times) both to the surrounding area and the general fire service area.
7. The proposal, as conditioned, is not in conflict with the policies of the King County Comprehensive Plan and is consistent with the requirements of KCC 21A.

DECISION:

The CUP is hereby GRANTED subject to the following conditions:

1. A building permit shall be issued within four years of the transmittal date of this report. This period may be extended for one year pursuant to KCC 21A.42.090E.
2. Except as may be amended by these CUP conditions, the building permit shall be in conformance with the site plan received September 14, 2017 (Exhibit D-6) and conceptual exterior building rendering submitted December 21, 2017 (Exhibit D-25), reduced copies of each which are included as Attachment C. Minor modifications may be approved by DPER if consistent with KCC 21A.42.190.B.
3. The development of this project is subject to all rules, regulations, policies and codes that are not specifically modified by this approval.
4. Site disturbance shall not occur in the southern area of the site as identified on the CUP site plan sheet A10.01 (Exhibit D-6). This existing vegetation shall be retained on the site to ensure compliance with the landscaping requirements in KCC 21A.16 for an Institutional use.
5. Landscape buffers shall be at least 20-foot type II as shown in the conceptual landscape plan sheet CP-5 (Exhibit D-6).
6. All buildings and structures shall maintain a minimum distance of at least twenty feet from property lines adjoining rural area and residential zones, except buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of at least thirty-five feet from such street. No outdoor storage is allowed.
7. The required number of fire facility parking under this CUP is 10 standard-sized parking spaces as designed in KCC 21A.18.110, including one accessible van stall.
8. Site signage shall comply with the development standards for non-residential uses in the RA zone [KCC 21A.12.220 and KCC 21A.20.080. (A)], as may be modified by KCC 21A.12.170.N
9. The associated roadway improvements along NE Cherry Valley Road requires the shoulder to be widened by 6 feet. Final approval of the drainage system proposed under this CUP will be done under the subsequent building permit, and at that time, the TIR and civil engineering plans will be reviewed for compliance with the current KCSWDM. The latest version of the Technical Information Report dated, December 2017 met the requirements of the 2016 KCSWDM.

10. The following traffic condition shall be implemented as part of the conditional use permit (CUP):
With extensive clearing and grading of the proposed site and within the NE Cherry Valley Road right-of-way, entering sight distance (ESD) looking to the east and west from the intersection of 318th Avenue NE and NE Cherry Valley Road, and from the intersection of the emergency response driveway and NE Cherry Valley Road will meet the 2016 King County Road Design and Construction Standards (KCRDCS) for ESD. The ESD shall be field measured and verified by the applicant's consultant once final clearing and grading has been completed.
11. In accordance with KCC 21A.12.220, site lighting shall be designed so that no direct rays of light are projected into neighboring residences or onto any street right-of-way. The maximum allowed light level DPER will allow at the property line is one foot candle. Outdoor lighting shall adhere to the photometric lighting plan prepared for the CUP as shown on sheet E2.2 and dated June 16, 2017 (Exhibit D-6). A copy of the photometric plan shall be submitted with the subsequent building permit. Lighting shall not exceed 1-foot candle (fc) at any property line.
12. Noise generated will be exempt per KCC 12.94.010 (G) provided the receiving property is located in rural, commercial or industrial district of King County. Adjacent properties are zoned Rural Area.

Ordered this 19 day of January, 2018



Jim Chan, Assistant Director of Permitting
Dept. of Permitting and Environmental Review

Date Mailed: January 19, 2018

Date Appeal Period Ends: February 12, 2018

MAILED to the following Parties and Persons of Interest: See Attachment B.

ATTACHMENTS:

- Attachment A - Right to Appeal
- Attachment B - Persons of Interest/Parties
- Attachment C – Site plan & Building Rendering

ATTACHMENT A

RIGHT TO APPEAL

This action may be appealed in writing to the King County Hearing Examiner, with a fee of \$250 (check payable to King County Office of Finance).

Filing an appeal requires actual delivery of an appeal statement and an appeal fee to the King County Department of Permitting and Environmental Review prior to the close of business 4:00 P.M. on February 12, 2018. The cashier is located near the reception desk. Prior mailing is not sufficient if actual receipt by the Department does not occur within the applicable time period. The Examiner does not have authority to extend the time period unless the Department is not open on the specified closing date, in which event delivery prior to 4:00 p.m. on the next business day is sufficient to meet the filing requirement.

The appeal statement shall: 1) Include a copy of, or clearly identify, the decision being appealed; 2) Identify the location of the property subject to the appeal, if any; 3) Identify the legal interest of the appellant; 4) Identify the alleged errors in the decision; 5) State specific reasons why the decision should be reversed or modified; 6) State the harm suffered or anticipated by the appellant; and 7) Identify the relief sought.

Failure to submit a timely and complete appeal statement and the appeal fee deprives the Examiner of jurisdiction to consider the appeal. Appeals must be submitted to the Department of Permitting and Environmental Review addressed as follows:

LAND USE APPEAL
Department of Permitting and Environmental Review
35030 SE Douglas St., Suite 210
Snoqualmie, WA 98065-9266

A request for a pre-hearing conference may be made by any party. For more information regarding appeal proceedings and pre-hearing conferences, please contact the Office of the Examiner at 206-477-0860 for a Citizens' Guide to the Examiner hearings and/or read K.C.C. 20.22. The Web address is: http://metrokc.gov/council/HearingExaminer/guide_hearings.htm.

ATTACHMENT B

PERSONS OF INTEREST AND PARTIES

Transmitted to the following Persons of Interest and Parties for CDUP17-0004:

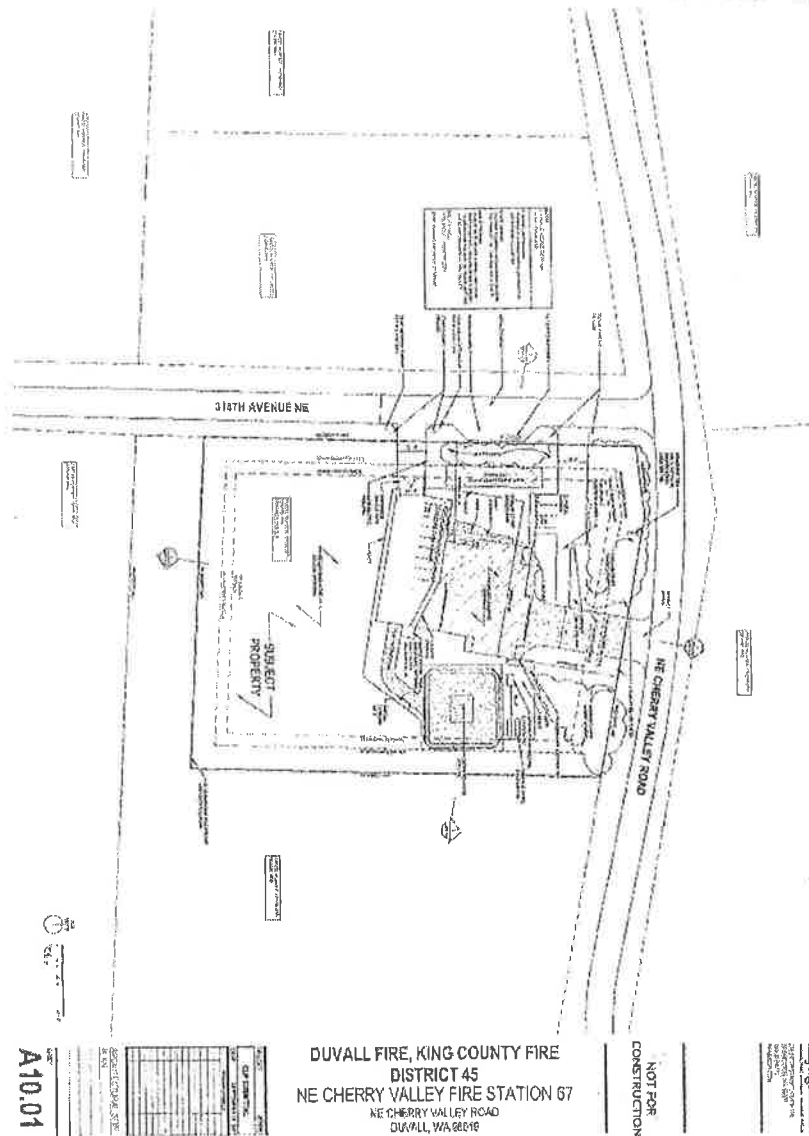
Joel Kuhnenn, King County Fire District 45, PO Box 338, Duval, WA 98109
Howard Struve, Rice Fergus Miller, Inc., 275 5th St, Suite 100, Bremerton, WA 98337
John R. Waite, 16408 318TH Ave NE Duvall, WA 98019

Ty Peterson, Product Line Manager, DPER
Mark Ossewaard, Fire Marshal, DPER
Nancy Hopkins Goree, Planner, DPER
Norman Cabiao, Engineer, DPER
Robert Eichelsdoerfer- Traffic Engineer, KCDOT

ATTACHMENT C

SITE PLAN

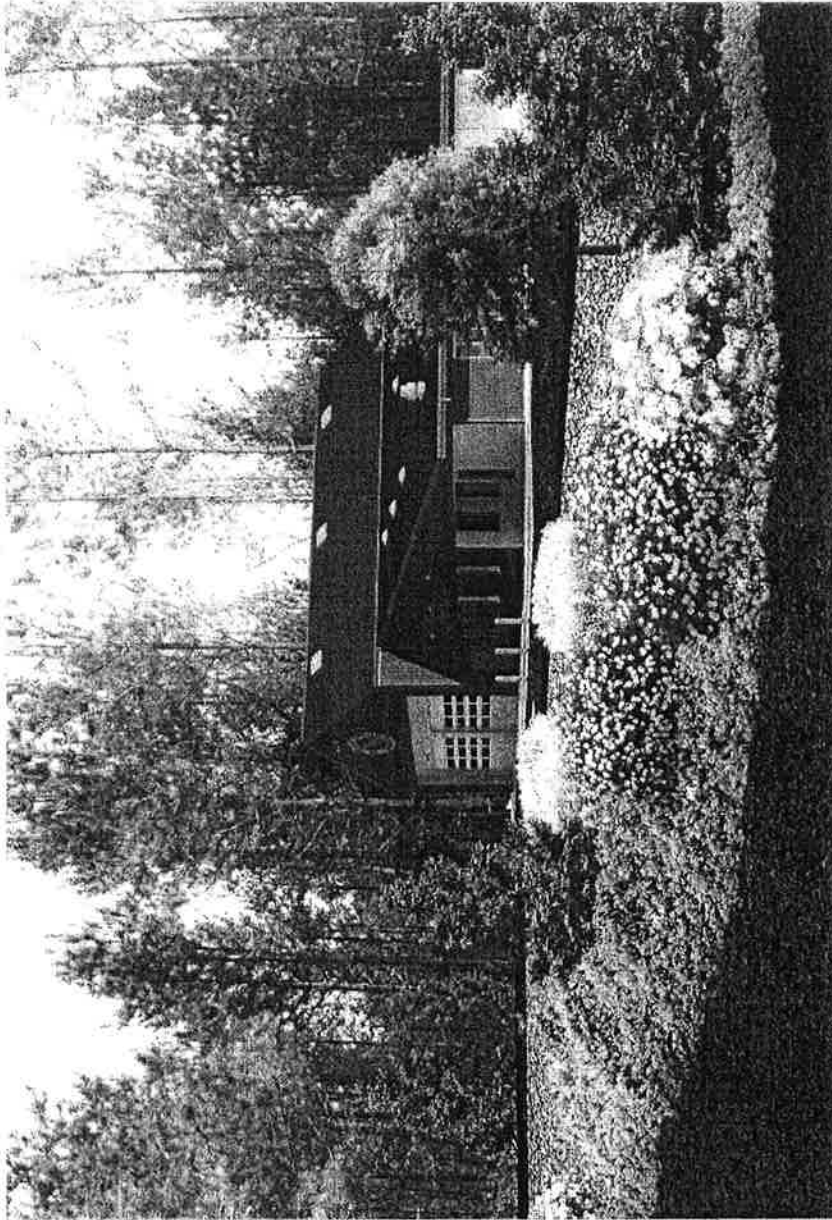
CDUP17-0004



reduced site plan

(Sheet A10.01 of Exhibit D-6)

RENDERING



RECEIVED
DEC 23 2017
KING COUNTY
D.P.E.R.

DUVALL STATION 67 - EXTERIOR RENDERING

EXHIBIT D25