



King County

1200 King County
Courthouse
516 Third Avenue
Seattle, WA 98104

Meeting Minutes

Metropolitan King County Council

*Councilmembers: Larry Gossett, Chair; Jane Hague, Vice Chair
Reagan Dunn, Bob Ferguson, Kathy Lambert, Joe McDermott,
Julia Patterson, Larry Phillips,
Pete von Reichbauer*

9:30 AM

Wednesday, December 5, 2012

Room 1001

SPECIAL MEETING

1. **Call to Order**

The meeting was called to order at 9:51 a.m.

2. **Roll Call**

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Present: 8 - Ms. Lambert, Mr. von Reichbauer, Mr. Phillips, Mr. Dunn, Mr. Ferguson, Mr. McDermott, Ms. Hague and Mr. Gossett

Excused: 1 - Ms. Patterson

3. **Flag Salute and Pledge of Allegiance**

Land Use Appeal

4. **[Proposed Substitute Ordinance No. 2011-0404.2](#)**

AN ORDINANCE concurring with the decision of the hearing examiner to approve, subject to conditions, the preliminary plat of Tall Chief Country Club, located West side of West Snoqualmie River Road SE and the Snoqualmie River, north of 19th Way SE, between Redmond and Fall City, department of development and environmental services file no. L04P0032.

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Sponsors: Mr. Gossett

Stafford Smith, Hearing Examiner, explained the appeal issues.

Charles Klinge, representing appellants, Keller and Snoqualmie Valley Preservation Alliance, spoke.

Thomas Pors, representing respondent, John Tomlinson, spoke.

Grant Degginger, representing respondent, Tomlinson, spoke.

Ms. Lambert moved to remand Proposed Ordinance 2011-0404 to the hearing examiner for further consideration of the following items: flood impacts of the proposed

development, including debris and run-off from new development; risks to the residents of the proposed development; additional risks to adjacent and nearby farms; safety of the plat access road, including use of the "emergency access" as the primary access to the plat; safety of student transportation to and from school; and use of the subject property, which is located in an agricultural area and a portion of which has Agricultural zoning, for farming when it is close to residential development. She also indicated that there is a need for more public hearings to allow for further input by neighbors and affected residents.

Mr. Phillips suggested that the findings take into consideration that there are adequate provisions for public health, safety, drainage, streets, roads and sanitary wastes and other issues affecting the public well-being and welfare.

A motion was made by Councilmember Lambert that this Ordinance be Remanded. The motion carried by the following vote:

Yes: 6 - Ms. Lambert, Mr. von Reichbauer, Mr. Phillips, Mr. Dunn, Mr. Ferguson, and Ms. Hague

No: 2 - Mr. McDermott, and Mr. Gossett

Excused: 1 - Ms. Patterson

Adjournment

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The meeting was adjourned at 10:43 a.m.

Approved this _____ day of _____.

Clerk's Signature