

1 March 27, 1990  
2 2670H/AT/VN/rr

INTRODUCED BY: Brian Derdowski  
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PROPOSED NO.: 90-141

3  
4 ORDINANCE NO. **9365**

5 AN ORDINANCE establishing interim  
6 zoning on certain areas of the East  
7 Sammamish Community Planning Area,  
8 amending the sewer Local Service Area  
(LSA) and LSA map (Figure 8) in the  
East Sammamish Community Plan,  
repealing Ordinance 9234, and finding  
an emergency.

9 PREAMBLE:

10 For the purpose of effective land use planning and  
11 regulation, including community planning, the King County  
Council finds:

- 12 1. Unincorporated King County has and will continue to  
13 experience population and employment growth resulting in  
14 competing demand for facilities, services, and the  
protection of critical natural resources.

15 The East Sammamish Community Planning Area is experiencing  
16 one of the highest rates of growth in King County. The  
17 1989 Annual Growth Report reported a 94% growth rate for  
18 the planning area from 1980 and 1988. The 1980 population  
19 of 12,300 is forecast to reach 25,400 by 1990, 39,600 by  
20 2000 and 73,400 by 2020. While the population increase  
21 was anticipated by the 1982 East Sammamish Community Plan,  
the magnitude of the resulting impacts upon the area's  
22 infrastructure and environment was not adequately  
23 understood. The rapid rate of growth has strained the  
24 public services and facilities including roads, sewers  
water supplies and schools, and it has caused  
environmental damage and harm to public resources as well.

Solutions to these impacts and service requirements are  
best resolved through the public planning processes of the  
East Sammamish Community Plan Update and the East Lake  
Sammamish and Issaquah Creek Basin Plans which, together,  
will consider community concerns, regional needs and  
broader King County policies.

- 25 2. An update of the East Sammamish Community Plan and Area  
26 Zoning was initiated on December 18, 1989 by Council  
27 Motion 7771. The purpose of the East Sammamish Community  
28 Plan and Area Zoning is to implement and amend the 1985  
29 Comprehensive Plan. It will update and provide more  
detailed policy guidelines for land use, the environment  
and transportation which will be implemented through the  
simultaneous adoption of area-wide zoning.

30 The planning process for the update will include  
31 participation by local residents serving on a citizen  
32 advisory committee; cooperative planning between the  
33 county and the cities of Redmond and Issaquah; and  
consideration of regional plans and intergovernmental  
agreements.

1 After transmittal of the executive proposed East Sammamish  
2 Community Plan Update and Area Zoning, the council will  
3 begin their review process which will include public  
4 hearings and committee analysis of the proposed plan.  
5 Council review and amendment will result in adoption of  
6 new proposed land use policies and regulations.  
7 Transmittal of the plan and council action will be  
8 completed within 24 months.

- 9  
10 3. The East Lake Sammamish Basin Plan has been initiated for  
11 a ten square mile watershed area of the Pine Lake Plateau  
12 draining to Lake Sammamish. The Issaquah Creek Basin  
13 Plan, covering 58 square miles, 10 of which are in the  
14 East Sammamish Community Planning Area, has also been  
15 initiated. The basin plans will examine the current  
16 condition of the basins' stream flows, fisheries habitat  
17 and related natural resources and analyze how these  
18 conditions will intensify as land use changes to suburban  
19 and urban densities. The basin plans will recommend a  
20 wide spectrum of land use policies, regulatory and capital  
21 improvement measures to address current drainage problems  
22 and to avoid potential future resource damage.

23  
24 These two-year basin planning projects are being  
25 coordinated with the community plan update and will  
26 include direct participation in the plan by landowners and  
27 residents serving on a citizens advisory committee. The  
28 basin plans are also proposed to be augmented by State  
29 Centennial grant funding to study additional measures for  
30 the control of nonpoint source pollution. Coordination of  
31 the basin plans by a watershed management committee made  
32 up of representatives of King County, the City of  
33 Issaquah, the King County Conservation District, the  
Muckleshoot Indian Tribe and other potential affected  
parties is anticipated.

Executive proposed basin plans will be prepared and  
transmitted to the County Council for review and approval  
in coordination with the proposed East Sammamish Community  
Plan Update. Approval of the basin plans and adoption of  
ordinances necessary to implement their recommendations  
will complete the process. Council approval shall occur  
within 24 months.

4. The 1985 King County Comprehensive Plan directs the county  
to encourage growth in urban areas and protect resource,  
rural and environmentally sensitive areas. The East  
Sammamish Community Planning Area contains environmentally  
sensitive features and areas designated Urban, Rural and  
Transitional by the Comprehensive Plan. While part of the  
planning area's development pattern has been determined by  
recent development activity, much of the area remains  
undeveloped and, therefore, in these undeveloped areas  
King County still has the opportunity to analyze and adopt  
new planning policies and area zoning. Planning efforts  
underway are directed at using the land efficiently and in  
a manner that will assure protection of environmentally  
sensitive lands and valuable natural resources while  
permitting development to occur at a pace that will  
coincide with the provision of adequate infrastructure.  
However, continued development of this area under the  
existing zoning will limit the planning options available  
to King County by permitting further environmental  
degradation and inefficient use of the remaining  
undeveloped land.

1  
2 For the purposes of interim zoning, the East Sammamish  
3 Community Planning area is divided into Area 1 and Area  
4 2. These areas differ from each other in the extent to  
5 which they have been developed to date, in the  
6 infrastructure needs resulting from recent development and  
7 in the nature of the planning options threatened by  
8 current conditions in the area. Area 1 contains lands  
9 designated urban by the King County Comprehensive Plan and  
10 most development has occurred there. Rapid development in  
11 recent years has overburdened the roads, schools and  
12 utilities in Area 1 and, in addition, low density  
13 development within portions of the urban designated area  
14 represent inefficient land use.

15  
16 The majority of Area 2 was designated rural by the King  
17 County Comprehensive Plan and most of the land there  
18 remains undeveloped. High quality agricultural soils and  
19 many environmentally sensitive features such as steep  
20 slopes and important salmon spawning streams are found in  
21 Area 2. King County's options for planning long-term  
22 protection of these valuable resources and sensitive  
23 features will be limited if development of area continues  
24 under the area zoning adopted in 1982.

25  
26 A. Area 1 (shown in Attachment B)

27  
28 Area 1 includes all or portions of the Lake Sammamish,  
29 Pine Lake, Sahalee, Evans/Patterson Creek and Beaver  
30 Lake subareas identified in the 1982 East Sammamish  
31 Community Plan and shown in Attachment A.

32  
33 The Lake Sammamish subarea includes hillsides that are  
34 identified in the King County Sensitive Areas Folio as  
35 Landslide, Seismic and Erosion Hazard Areas.  
36 Stormwater from these lands cross highly erodible  
37 soils and enter Lake Sammamish through one of the  
38 tributaries flowing westerly off the Plateau. In  
39 addition to increasing the turbidity of area waters,  
40 surface water from the subarea contains phosphorous, a  
41 substance which the Lake Sammamish Water Quality Study  
42 identified as a major controllable source of pollution  
43 and a significant threat to the lake's high water  
44 quality. The portions of the Lake Sammamish subarea  
45 that are not on the hillsides are substantially  
46 developed with residences at moderate urban densities.

47  
48 The Sahalee subarea includes lands on top of the  
49 Plateau devoted almost entirely to residential uses.  
50 The eastern portion of the subarea contains  
51 substantial amounts of undeveloped land and is zoned  
52 Suburban Cluster (SC) under the 1982 East Sammamish  
53 Community Plan. These SC-zoned lands, in an area  
54 designated Urban by the King County Comprehensive  
55 Plan, have been developing at an average density of  
56 one dwelling unit per acre. This development pattern  
57 has proven to be both land-consumptive and  
58 inefficient. Surface water runoff from portions of  
59 this area enter Lake Sammamish or Evans Creek after  
60 flowing down steep hillsides of highly erodible  
61 soils. Siltation problems resulting from development  
62 in this area have been identified in the Bear Creek  
63 Basin Plan and shown to be seriously impacting the  
64 prime aquatic habitat of Evans Creek.

1 The Pine Lake subarea contains both steep hillsides  
2 above Lake Sammamish and lands on top of the Plateau.  
3 A variety of environmentally sensitive features are  
4 found there. The King County Sensitive Areas Folio  
5 identifies portions of these hillsides as erosion,  
6 landslide and seismic hazard areas while the upland  
7 areas contain a large number of wetlands including  
8 Pine Lake. Runoff from nearby development has  
9 significantly increased the nutrient levels in Pine  
10 Lake resulting in deteriorating water quality.  
11 Moderate density residential development has occurred  
12 in some portions of the subarea and commuter traffic  
13 from these areas must travel either to the north  
14 through two intersections currently operating at LOS F  
15 or to the south through one of two access points to  
16 I-90. According to the Issaquah I-90 Access Study,  
17 one of these intersections will be operating at LOS F  
18 by the year 2000 and the other will be operating at  
19 LOS E. Substantial amounts of undeveloped land still  
20 exist in other portions of the Pine Lake subarea and  
21 much of this land is zoned Suburban Cluster (SC). This  
22 SC-zoned land is developing at an average density of  
23 one unit per acre. This represents an inefficient use  
24 of land and falls far short of the density goals for  
25 urban lands that area contained in the 1982 East  
26 Sammamish Community Plan (3-4 units per acre) and in  
27 the 1985 King County Comprehensive Plan (7-8 units per  
28 acre).

16 The Beaver Lake subarea covers a large portion of the  
17 central Plateau and is relatively level. Wetlands are  
18 the major environmentally sensitive feature, with  
19 Beaver Lake being the largest. The central and  
20 southern portions of this subarea are substantially  
21 developed residential areas, including the Klahanie  
22 Master Plan Development. Most of the commuter traffic  
23 from these areas travels south through one of two  
24 intersections. One of the intersections will be  
25 operating at LOS F by the year 2000 and the other will  
26 be operating at LOS E. Most of this subarea is within  
27 the Lake Sammamish Basin and the surface water runoff  
28 originating here reaches the lake contributing to its  
29 high levels of phosphorous. The water quality of  
30 Beaver Lake also has declined due to the nutrients  
31 entering it from nearby developments.

25 The northern portion of the Beaver Lake Subarea was  
26 zoned suburban cluster (SC) with potential zoning of  
27 suburban residential (SR) by the 1982 East Sammamish  
28 Community Plan which identified this area as  
29 potentially suitable for a future master plan  
30 development (MPD). It contains large forested areas  
31 and environmentally sensitive lands which, if  
32 developed without adequate drainage controls, will  
33 result in significant direct and cumulative negative  
impacts to the wildlife populations and water quality  
of the Beaver Lake subarea. Wetlands and streams  
within the undeveloped area serve as the principal  
source of water for Beaver Lake, an urbanizing small  
lake where the water quality can easily be impacted by  
poorly planned development. The recently adopted Bear  
Creek (1988) and Snoqualmie (1989) Community Plans  
covered adjacent planning areas having topographic and  
geologic conditions similar to those found in this  
northern portion of the Beaver Lake subarea. Those

1  
2 plans demonstrated the need for new methods of  
3 protecting the environment beyond those contained in  
4 the 1982 East Sammamish Community Plan.

5 The update of the East Sammamish Community Plan will  
6 consider both the need to efficiently use the urban  
7 designated land within the Beaver Lake Subarea and the  
8 need to protect the environmentally sensitive features  
9 found here. Continued development under the existing  
10 zoning, either as clustered single family homes or as  
11 an MPD, will reduce the options available to the  
12 community plan update process. Development to date on  
13 SC-zoned properties in the East Sammamish Community  
14 planning area has averaged one home per acre, which  
15 represents inefficient use of urban-designated land.  
16 Approval of an MPD under the provisions of the 1982  
17 Community Plan while an update of that plan is  
18 underway would also result in a significant loss of  
19 planning options. In considering the best way to  
20 efficiently use this urban land, a substantial amount  
21 of which lies within the Snoqualmie River basin, while  
22 protecting the many environmentally sensitive features  
23 there, the community plan update will review  
24 information provided by the West Snoqualmie Critical  
25 Drainage Basin Study and King County's experience with  
26 MPD's and with the potential MPD areas within the  
27 Beaver Lake Subarea since 1982. The community plan  
28 update will determine whether an MPD is the  
29 appropriate use of this land and, if so, what  
30 conditions should be applied to such a project to  
31 ensure protection of the natural resources within the  
32 Snoqualmie Drainage Basin or whether an amendment to  
33 the Comprehensive Plan is needed to remove the urban  
34 designation of this area.

35 Development within any portion of the Beaver Lake  
36 subarea under the existing zoning prior to the  
37 completion of the East Sammamish Community Plan Update  
38 would overburden the existing infrastructure in the  
39 area.

- 40 1. Roads. The existing network of roads is  
41 inadequate to serve new development. Most roads  
42 on the plateau have two lanes with limited  
43 shoulders. Continued development of the North  
44 Beaver Lake area at one home per acre could add  
45 over 25,000 automobile trips per day. Development  
46 of the North Beaver Lake area at four homes per  
47 acre through a master plan development could add  
48 over 102,000 trips per day.
- 49 2. Sewer Service. This area is not currently served  
50 by sewers. Development without sewers would not  
51 achieve the urban densities of the King County  
52 Comprehensive Plan. Urban development with sewers  
53 prior to the update could overload the  
54 transportation network, schools and water supplies  
55 unless development phasing tools are best applied  
56 through an update of the East Sammamish Community  
57 Plan. Careful review through the community plan  
58 update process is necessary to determine where  
59 development on sewers is appropriate.
- 60 3. Schools. Representatives of the region's school  
61 districts and Educational Service District No. 121

1  
2 have documented the impacts of residential  
3 development of the abilities of the districts to  
4 provide adequate school facilities to meet the  
5 demands generated by residential development.  
6 Development of the North Beaver Lake area at one  
7 to four homes per acre could result in an  
8 additional 1,000 to 4,500 students. District-  
9 wide, the Lake Washington School District will  
10 need at least 11 new schools by 1993 and a  
11 substantial portion of that need will be generated  
12 by development activity within the East Sammamish  
13 Community Planning Area. The Issaquah School  
14 District will need three new elementary schools,  
15 two new middle schools, and one new senior high  
16 school by 1997. King County has received  
17 testimony from schools that they can neither  
18 finance nor build schools at a rate rapid enough  
19 to keep up with current development. The East  
20 Sammamish Community Plan update will consider the  
21 best means of coordinating future development with  
22 the provision of adequate school facilities. The  
23 scale, location and phasing of residential  
24 development will have a major impact upon the  
25 area's schools.

26  
27 B. Area 2 (shown in Attachment B)

28 This area contains all or portions of the Evans/  
29 Patterson Creek, Grand Ridge, Sahalee and Beaver Lake  
30 subareas identified in the East Sammamish Community  
31 Plan and shown in Attachment A.

32 The Evans/Patterson Creek subarea and portions of the  
33 Beaver Lake subarea are relatively undeveloped and  
34 contain Unique and Significant wetlands, geologically  
35 sensitive slopes and critical salmon streams. The  
36 geologic formations of the subarea are equivalent to  
37 those already regulated under the designated West  
38 Snoqualmie Critical Drainage Basin, and the Bear Creek  
39 Community Plan Steep Slope P-Suffix Conditions. The  
40 recent Bear Creek and Snoqualmie studies on these  
41 areas, as well as the demonstrated effects of the  
42 January 9, 1990 storm, demonstrate that development on  
43 these sensitive geologic features with inadequate  
44 drainage controls or at inappropriate densities will  
45 likely result in significant environmental impacts  
46 including damage to valuable fisheries resources.

47 The draft Bear Creek Basin Plan recommends enhanced  
48 drainage control measures and 5 acre rural zoning  
49 (AR-5-P) to further protect the aquatic resources of  
50 Evans Creek. Other portions of this subarea are  
51 within the drainage basin of the Snoqualmie River and  
52 they are adjacent to properties that were designated  
53 as rural residential areas by the 1989 Snoqualmie  
54 Community Plan. These lands adjacent to the East  
55 Sammamish Community planning area were zoned rural  
56 (AR-2.5, AR-5, and AR-10) by the Snoqualmie Community  
57 Plan to help support the valuable wild-stock coho  
58 fisheries resource of the Patterson Creek basin and  
59 the Snoqualmie River drainage system. Coho salmon  
60 depend on small side streams to successfully survive  
61 during their first year. These side streams are  
62 extremely susceptible to impacts from conversions of  
63 forest lands into residential and other development.

1  
2 The Grand Ridge subarea is designated Rural by the  
3 King County Comprehensive Plan and is zoned for  
4 quarry-mining, manufacturing parks, and single family  
5 residences at a density of one home per five acres  
6 under the current East Sammamish Community Plan. The  
7 area contains large undeveloped areas of  
8 environmentally sensitive and forested land, with  
9 steep slopes, Unique and Significant wetlands and coal  
10 mine hazards. The North and East Forks of Issaquah  
11 Creek are anadromous salmon streams and the Issaquah  
12 Creek Basin Plan is being prepared to identify  
13 measures needed to ensure the long-term protection of  
14 these resources.

5. Within the East Sammamish Community Planning Area, a  
substantial amount of land is zoned SC (Suburban Cluster).  
A portion of this land is in the Evans Creek Basin where  
interim zoning is needed to protect that resource from the  
impacts of inappropriately high levels of development  
while the community plan update considers ways to  
implement the recommendations of the Draft Bear Creek  
Basin Plan. That plan contains recommendations for rural  
zoning to protect Evans Creek.

For SC-zoned lands outside of the Evans Creek Basin,  
interim zoning is needed to prevent further inefficient  
use of urban-designated land while the community plan  
update considers ways to achieve adopted density goals for  
urban lands. The 1982 East Sammamish Community Plan set a  
density goal of 3-4 units per acre within urban areas  
while the 1985 Comprehensive Plan, which designated much  
of the Plateau as Urban, calls for 7-8 units per acre  
county-wide in urban areas.

However, within the East Sammamish Community Planning  
area, SC-zoned properties have been developing at an  
overall density of 1 unit per acre. While the SC zone  
provides that, for parcels larger than 5 acres,  
development must be clustered upon one-half or less of the  
property with the remainder being reserved for future  
resubdivision or permanent open space, the densities being  
realized within the clustered portions have not met even  
the lowest goal set by the community plan of 3 units per  
acre. Continued development under the current zoning will  
limit the ability of the community plan update to consider  
other planning options for the efficient use of this  
urban-designated land.

5. The East Sammamish Plateau is one of the fastest growing  
areas of King County. The 1989 annual growth report  
showed a growth rate of 94% for the planning area between  
1980 and 1988. This rapid development is producing major  
impacts on the plateau's natural resources. The East  
Sammamish planning area includes varying hydrologic,  
stream-channel and land-use conditions. The 1982 East  
Sammamish Community Plan did not contemplate the degree of  
environmental impact that development permitted by the  
plan would cause. Recent studies, including the adopted  
Bear Creek and Snoqualmie Community Plans, the draft Bear  
Creek Basin Plan, the draft Lake Sammamish Water Quality  
Study and the East Lake Sammamish and Issaquah Creek Basin  
Plans which are currently in progress, have identified  
water quality and severe erosion problems on the plateau  
related to surface water runoff. Detention standards are  
necessary to minimize increased erosion and water quality

1 degradation resulting from any future development  
2 activities. Additional detention standards are needed for  
3 the entire East Sammamish Community Planning Area in order  
4 to protect environmentally sensitive features while the  
community plan update and the basin planning efforts are  
underway.

5 These detention standards are applied where downstream  
6 conditions are demonstrably susceptible, either by analogy  
7 to other areas with existing problems or by observation of  
8 on-site problems already occurring. Existing problems in  
9 this area, as demonstrated most recently by the January 9,  
10 1990 storm, are a result of drainage channels flowing over  
11 steep slopes underlain by highly erodible sediment.  
12 Increases in the duration of storm flows attributable to  
development activities will increase the rate of erosion,  
intensifying the current damage to sideslope and downslope  
property. The specific detention standard recommended  
reflects both the degree of downstream susceptibility, the  
density of existing development and the proposed zoning,  
because land-use conditions affect the performance of a  
given detention standard.

13 Detention Standard 1 is needed for areas of low-density  
14 land use with downstream topography and geology equivalent  
15 to what is found in the West Snoqualmie Valley Critical  
16 Drainage Area. This includes areas that drain to steeply  
sloping stream channels underlain by easily eroded sand of  
the Vashon Advance Outwash geological deposit in the Evans  
and Snoqualmie basins.

17 Detention Standard 2 represents a further increase in  
18 detention requirements based on the Surface Water  
19 Management Division's determination of the measures needed  
20 to protect susceptible stream channels from the effects of  
21 runoff from moderate-density single-family residential  
22 development. Standard 2 is needed for those areas that  
23 drain higher-density development where runoff flows  
24 through steep and highly erodible stream channels and  
where these channels are not downstream of large lakes or  
wetlands that would otherwise buffer or substantially  
reduce flow increases. Areas draining to Pine Lake,  
Beaver Lake and large wetlands are exempted from these  
detention standards because these large water bodies  
provide adequate hydraulic buffering.

25 Enhanced phosphorus control standards are required to  
26 protect the water quality of Lake Sammamish by limiting  
27 phosphorus pollution of Lake Sammamish and its  
28 tributaries, including the small lakes on the plateau.  
29 The Lake Sammamish Water Quality Study, jointly conducted  
30 by Metro, King County, the Department of Ecology and the  
31 Cities of Bellevue, Redmond and Issaquah, identified  
32 phosphorus in surface runoff as a major controllable  
33 source of pollution and a threat to the lake's high  
quality water. Phosphorus in runoff has also caused algae  
blooms in small lakes on the plateau, including Pine and  
Beaver Lakes.

6. Long term planning options will be foreclosed by  
development occurring under existing zoning. Interim  
zoning is needed to allow King County to pursue new land  
use planning policies and regulations through the  
community plan and area zoning update and the basin  
planning efforts underway. Without this protection,



1 anticipated extensive development and growth will precede  
2 the community planning process precluding community  
3 participation, development consistent with the  
4 Comprehensive Plan and regional cooperation on the East  
5 Sammamish Plateau.

6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

7 SECTION 1. The Interim Zoning in the East Sammamish Planning  
8 Area (see Attachment B).

9 A. For the purposes of interim zoning all properties in Area  
10 1, Attachment B, attached hereto and incorporated by reference  
11 herein, are rezoned as follows: With the exception of SC-zoned  
12 properties with the boundaries of the approved master plan  
13 development in the Beaver Lake Subarea (Tax Lots 55, 63 and 65 in  
14 Section 14, Township 24, Range 6 E.W.M. and Tax Lot 32 in Section  
15 13, Township 24, Range 6 E.W.M.), and also with the exception of  
16 any property included on the assessment rolls of either the  
17 Utility Local Improvement District #LSS-5 of the Northeast  
18 Sammamish Water and Sewer District or the Utility Local  
19 Improvement District #S-10 of the Sammamish Plateau Sewer and  
20 Water District, those properties that were zoned SC (Suburban  
21 Cluster), SC-potential SR (Suburban Residential) or G-5 (General  
22 potential SC-P pursuant to the 1982 East Sammamish Community Plan  
23 and Area Zoning are zoned GR-5-P (Growth Reserve). All properties  
24 in Area 1 are subject to the additional interim P-suffix  
25 conditions set forth in Section 2 of this ordinance and shown in  
26 Attachment C attached hereto and incorporated by reference  
27 herein. No sewer local service area boundaries shall be extended  
28 within Area 1 to include any properties zoned GR-5-P except where  
29 a boundary would be extended into a designated potential local  
30 service area for the purpose of providing sewer service to public  
31 schools, police or fire stations, or except for local service  
32 area boundary adjustment applications that have been made as part  
33 of a completed preliminary plat application filed prior to  
December 11, 1989; provided, however, that nothing in this

1 section shall affect the authority of the King County council to  
2 approve, deny, or condition such applications.

3  
4 B. For the purposes of interim zoning all properties in Area  
5 2 in Attachment B are rezoned as follows: Those properties zoned  
6 A (Agriculture) pursuant to the 1982 East Sammamish Community  
7 Plan and Area Zoning are zoned to A-P. Those properties that were  
8 classified RM-2400, S-E, SC, G, G-5, B-N-P, M-P, M-P-P and FR  
9 pursuant to the 1982 East Sammamish Community Plan and Area  
10 Zoning are zoned AR-5-P. All properties in Area 2 are subject to  
11 the additional interim P-suffix conditions set forth in Section 2  
12 of this ordinance and shown in Attachment C. Area 2 shall be  
13 removed from the Local Service Area (LSA) and no LSA boundaries  
14 shall be extended into Area 2.

15 SECTION 2. Interim P-Suffix Conditions.

16 A. Drainage Control Conditions. The following conditions  
17 shall apply to all of the properties identified in Attachment C  
18 as being within the boundaries of Detention Standard 1 or  
19 Detention Standard 2. These development conditions are intended  
20 to reduce or eliminate the major surface water runoff impacts of  
21 development within the Patterson Creek/Snoqualmie River, East  
22 Lake Sammamish, Issaquah Creek, and Evans Creek drainage areas.  
23 A drainage control plan shall be required to be prepared by the  
24 owner or applicant and approved by the Building and Land  
25 Development Division (BALD) for all development within Detention  
26 Standard Area 1 or Detention Standard Area 2 whenever a proposed  
27 development requires a building permit, binding site plan,  
28 conditional use permit, unclassified use permit, variance,  
29 rezone, planned unit development, subdivision, short subdivision,  
30 right-of-way construction permit, master plan development, or  
31 grading permit. A list of exemptions shall be developed to waive  
32 drainage control plan requirements for proposed uses that will  
33 not impact surface water runoff quantities or rates.

1  
2 a. Stormwater detention shall contain up to the  
3 100-year/24-hour storm and shall be computed using a Soil  
4 Conservation Service-based hydrograph method. If, through  
5 drainage review, it is determined that post-detention discharge  
6 would further destabilize downstream systems, then tightline  
7 discharge of post-detention flows may additionally be required.  
8 If a proposed development does not discharge directly into a  
9 receiving water body then the following detention standards will  
10 apply:

11 (1) Detention Standard 1 (Attachment C) shall apply  
12 within the Snoqualmie River Drainage Basin. In this area the  
13 presence of highly erodable soils upslope from the Snoqualmie  
14 River System creates the need for additional runoff detention  
15 requirements. However, the level of detention required is lower  
16 than what is required within the Evans Creek and East Lake  
17 Sammamish Basins due to the relatively low densities attainable  
18 under the interim zoning for the Snoqualmie Basin. Within the  
19 area of Detention Standard 1, stormwater release shall be at 1/2  
20 the predeveloped 2-year/24-hour release rate for design storm  
21 events up to and including the 2-year/24-hour design storm event,  
22 the predeveloped 2-year/24-hour release rates for design storm  
23 events up to and including the 10-year/24-hour design storm  
24 event, and the predeveloped 10-year/24-hour release rate for  
25 design storm events up to and including the 100-year/24-hour  
26 design storm event.

27 (2) Detention Standard 2 (Attachment C) shall apply  
28 within those portions of the Evans and East Lake Sammamish  
29 Drainage Basins shown on Attachment C. In these areas, the  
30 presence of highly erodible soils upslope in the Evans Creek and  
31 East Lake Sammamish Drainage Basins creates the need for  
32 additional runoff detention requirements. Within these basins,  
33 the level of detention required is higher than that required in

1 the Snoqualmie River Drainage Basin due to the higher densities  
2 attainable under the interim zoning for the Evans Creek and East  
3 Lake Sammamish Drainage Basins. Within the area of Detention  
4 Standard 2, stormwater release shall be at 70 percent of the  
5 predeveloped 2-year/24-hour release rate for design storm events  
6 up to and including the 100-year/24-hour design storm event.  
7

8 b. No other detention measures beyond those set forth  
9 in the Surface Water Management Design Manual are required for  
10 the remainder of the East Sammamish Planning Area.

11 c. A drainage control system, as approved by BALD,  
12 shall be installed prior to any unrelated land clearing,  
13 vegetation removal, site-grading, road construction or utility  
14 installation. Only those activities associated with  
15 pre-development exploration, such as surveying and performance of  
16 soil tests and limited clearing and grading associated with  
17 construction of drainage facilities, will be permitted prior to  
18 completion of the drainage control system.

19 d. In those situations where features of the drainage  
20 system or subsequent development make installation of the final  
21 drainage system impossible, a phased drainage control plan shall  
22 be developed. This phased plan shall provide the level of  
23 retention/detention set forth in the applicable Detention  
24 Standard for the entire site at all times.

25 B. Water Quality/Phosphorous Control Conditions. The  
26 following conditions shall apply to all planned unit  
27 developments, master planned developments, formal subdivisions,  
28 short subdivisions, and building permits except single family  
29 building permits within the East Sammamish planning area. All  
30 new development shall construct a wetpond drainage control  
31 facility meeting the standards of Special Requirement #5 of the  
32 Surface Water Design Manual (Section 1.3.5) to treat the project  
33 runoff prior to discharge from the site. A wetvault or water-

1  
2 quality swale, as described in Special Requirement #5, may be  
3 used when a wetpond is not feasible.

4 C. Interim Stream Corridor Conditions. The following  
5 conditions shall apply for all properties within the East  
6 Sammamish Community Planning Area (Attachment C). Undisturbed  
7 stream corridors and wetland buffers support wildlife habitat,  
8 protect water and environmental quality, enhance fishery  
9 production and are an important resource in the planning area.  
10 These conditions are intended to recognize the importance of  
11 stream corridors by ensuring that an undisturbed corridor  
12 sufficient to maintain natural functions of the stream is  
13 protected when development occurs.

14 The following conditions directed at the provision of stream  
15 corridors shall apply to all properties within the East Sammamish  
16 Community Planning Area.

17 1. All stream corridors shall be designated as native  
18 growth protection areas (NGPA) in formal subdivision, short  
19 subdivision, multifamily or commercial building permits, binding  
20 site plans, variances, shoreline substantial development and  
21 conditional use permits, master plan developments, planned unit  
22 developments, conditional use permits, and unclassified use  
23 permits.

24 2. In formal subdivisions, binding site plans, planned  
25 unit developments, and master plan developments, each stream  
26 corridor designated as an NPGA also shall be placed in a separate  
27 tract.

28 3. All new subdivisions and short subdivisions shall  
29 provide NGPA or other measures providing equivalent environmental  
30 protection to avoid disturbance of the buffer vegetation.

31 4. Stream corridor NGPA's and tracts will be sized  
32 according to the following criteria:  
33

1  
2 a. Streams not adjacent to wetlands or slopes 30% or  
3 greater:

4 (1) For all DNR Type I-IV streams and for DNR Type  
5 V streams which are habitat for anadromous salmonids, a minimum  
6 100 foot corridor from the top-of-bank on both sides shall be  
7 provided and designated a NGPA, and a 15 foot building setback  
8 line (BSBL) will extend landward from the edge of the tract.

9 (2) For Type V streams that are not anadromous  
10 salmonid habitats, a minimum 25 foot corridor from the stream  
11 center line on both sides shall be provided and designated as a  
12 NGPA, and a 15 foot building setback line (BSBL) will extend  
13 landward from the edge of the tract.

14 b. Streams adjacent to slopes 30% and greater:

15 (1) For streams adjacent to or within 25 feet of  
16 the toe-of-slopes which are less than 100 feet in horizontal  
17 length, a corridor shall extend 25 feet beyond the top-of-slope  
18 and a 15 foot building setback line (BSBL) shall apply. The  
19 corridor shall be designated a NGPA. These requirements shall  
20 also apply if slopes are variable, that is, having small benches  
21 or terraces but also having an overall slope of 30% or greater.

22 (2) For streams adjacent to or within 25 feet of  
23 the toe-of-slopes which are greater than 100 feet in horizontal  
24 length, a corridor shall extend 125 feet beyond the top-of-bank  
25 of the water's edge and a 15 foot BSBL shall apply. The corridor  
26 shall be designated a NGPA. This requirement shall apply if  
27 slopes are variable, that is, having small benches or terraces  
28 but also having an overall slope of 30% or greater.

29 c. Streams adjacent to wetlands: Existing sensitive  
30 areas requirements for wetlands shall apply unless stream  
31 corridor requirements are more restrictive.

1  
2 5. Stream Corridor Exemption. If an applicant for a  
3 development proposal otherwise allowed under the applicable zone  
4 demonstrates that establishment of a NGPA of the width required  
5 above would deny all reasonable use of the property, the director  
6 of the Department of Parks, Planning and Resources, or his or her  
7 designee, in consultation with the Prosecuting Attorney's Office,  
8 may administratively reduce the width of the NGPA in order to  
9 allow development.

10 SECTION 3. Duration of Interim Zoning. The interim zoning  
11 applied in Section 1 shall be in effect for 24 months from the  
12 effective date of this ordinance.

13 SECTION 4. Ordinance 9234, Sections 1-4, is hereby repealed.

14 SECTION 5. The county council finds that an emergency exists  
15 and that this ordinance is necessary for the immediate  
16 preservation of public peace, health or safety or for the support  
17 of county government and its existing public institutions.

18 INTRODUCED AND READ for the first time this 16th day  
19 of January, 1990.

20 PASSED this 26th day of March, 1990.

21 KING COUNTY COUNCIL  
22 KING COUNTY, WASHINGTON

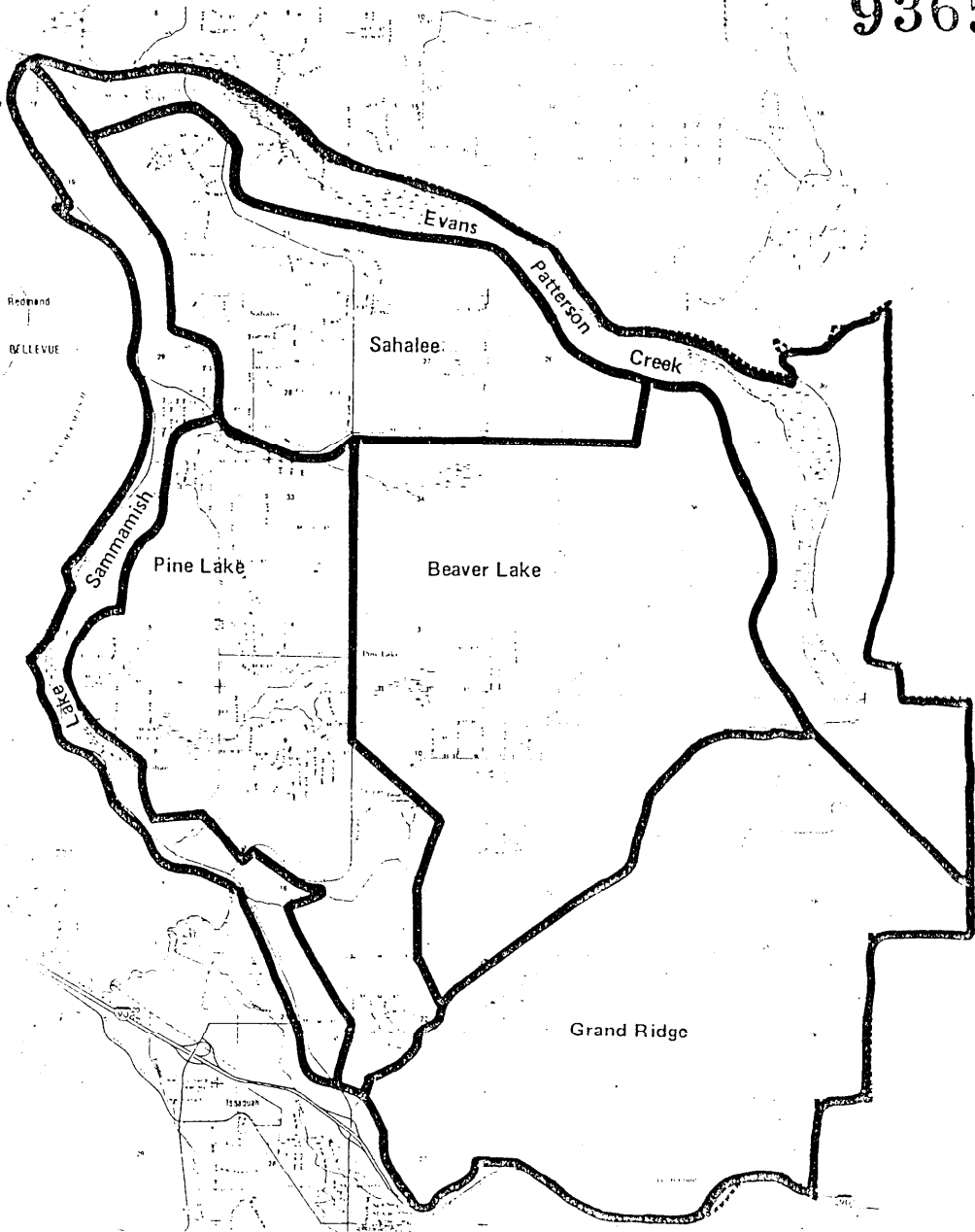
23 Lois North  
24 Chairman

25 ATTEST:

26 Gerald A. Foster  
27 Clerk of the Council

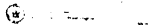
28 APPROVED this 29th day of March, 1990.

29 [Signature]  
30 King County Executive

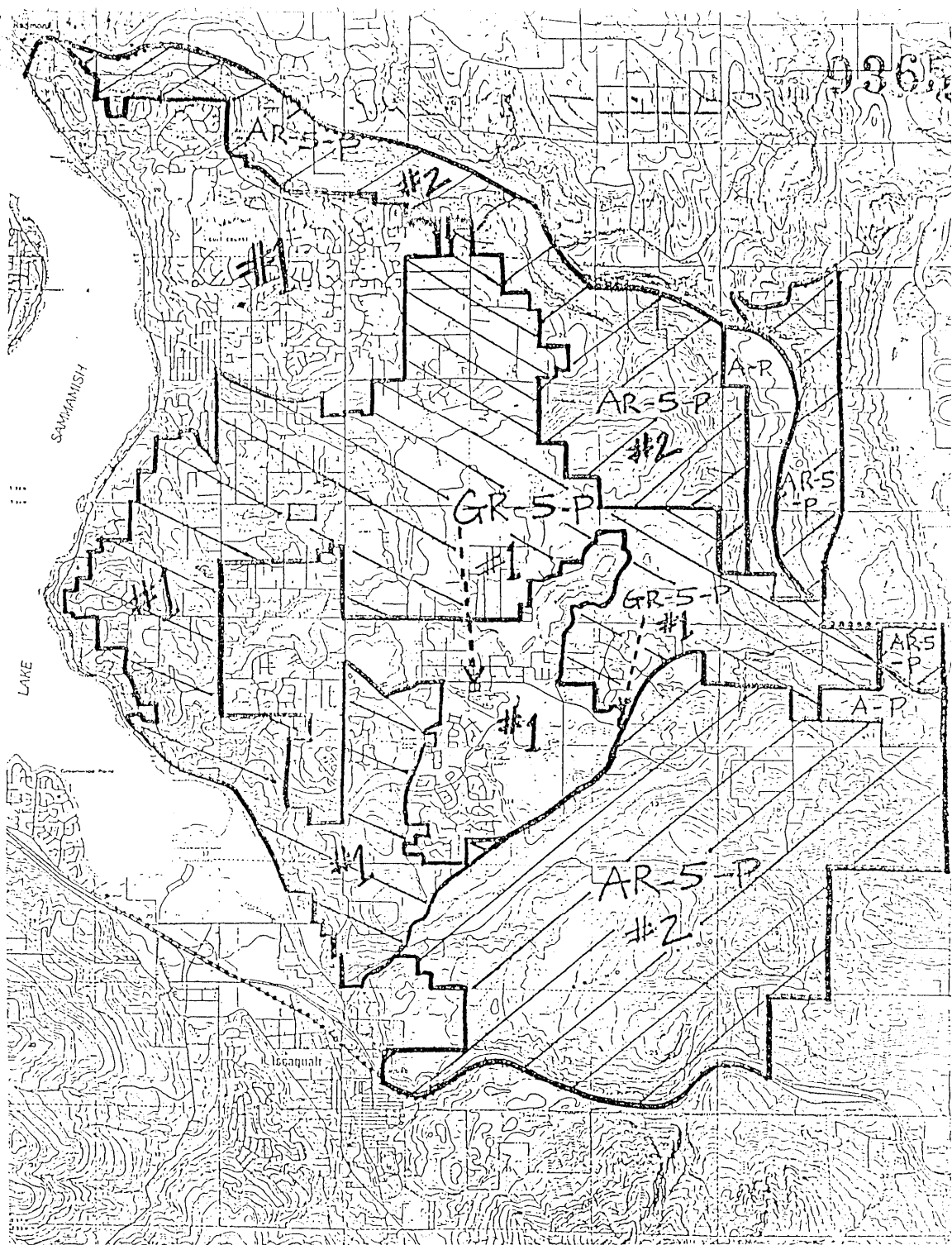


East Sammamish Community Plan

SUB-AREAS







Ordinance 9365



GR-5-P



AR-5-P

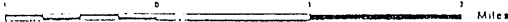


A-P and 1982 Zoning with  
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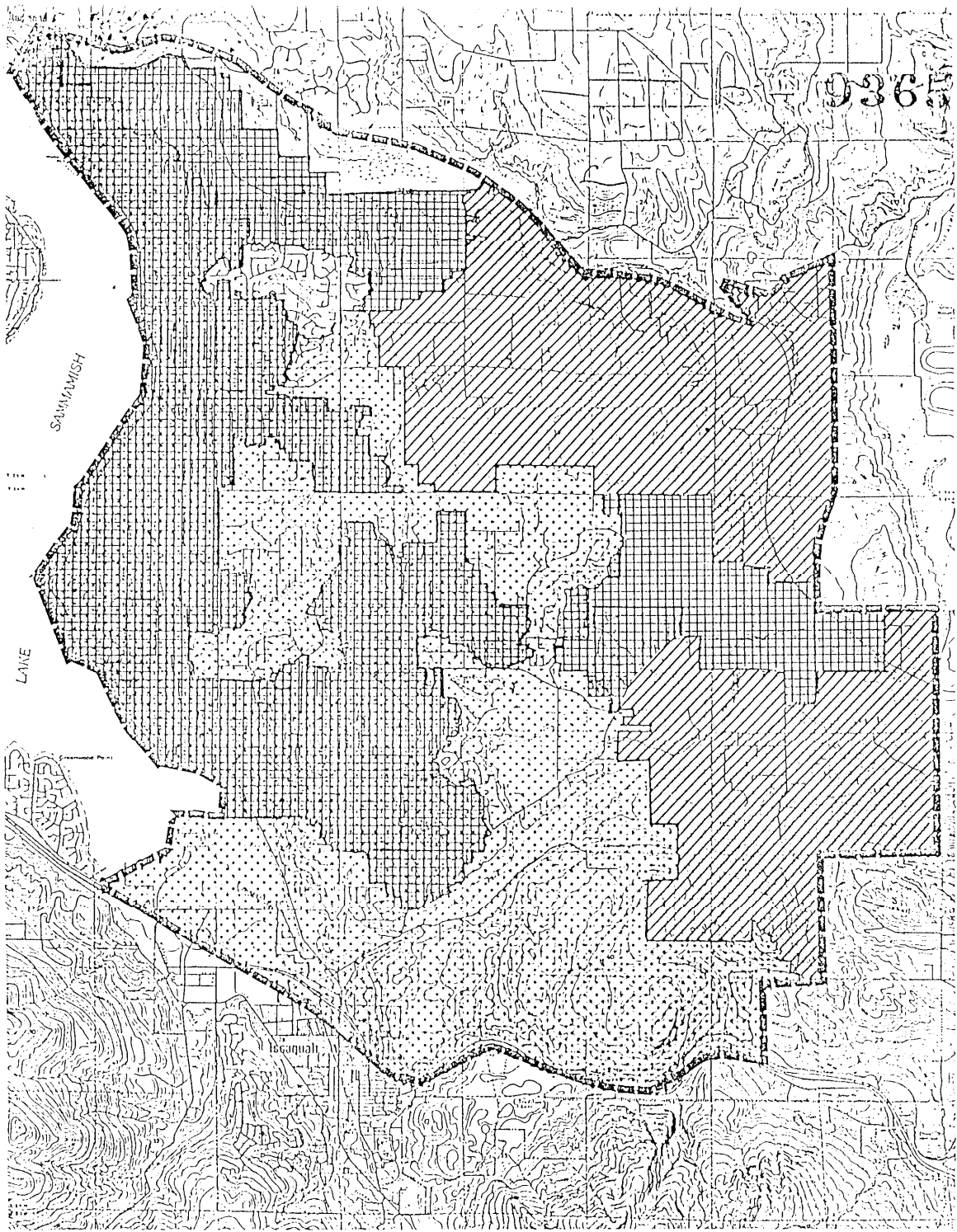


**East Sammamish**  
Community Plan





King County Planning & Community Development Div.



Corrected as of April 3, 1982  
Attachment B

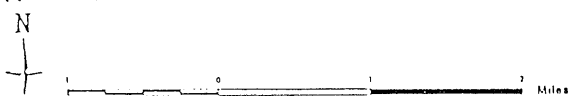


Ordinance 9365

-  Detention Standard 1
-  Detention Standard 2
-  Phosphorous Control Standards
-  Stream Corridor Conditions



**East Sammamish**  
Community Plan



King County Planning and  
Community Development Division  
1989

Corrected as of April 3, 1990  
Attachment C