

ORDINANCE NO. **10298**

AN ORDINANCE extending the expiration date, and modifying the terms of, interim zoning in the East Sammamish community planning area, amending Ordinance 6252 as amended and K.C.C. 20.12.340 G.

FINDINGS:

For the purpose of effective land use planning and regulation in the East Sammamish community planning area, the King County council adopts the findings set forth in Ordinance 9365 with the exception of finding 3. In addition, the council finds that:

1. An update of the East Sammamish Community Plan and Area Zoning was initiated on December 18, 1989 by Council Motion 7771. The purpose of the East Sammamish Community Plan and Area Zoning is to implement and amend the 1985 King County 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. Public workshops and regular Citizens Advisory Committee (CAC) meetings began in July 1990. The planning process for the update has included participation by local residents serving on a CAC and attending public meetings; cooperative planning between the county and the Cities of Redmond and Issaquah; and consideration of regional plans and intergovernmental agreements. The updated plan and area zoning are scheduled to be completed by the planning and community development division and transmitted by the King County executive to the King County council by July 1992.

The East Sammamish community planning area has experienced one of the highest rates of growth in King County. The 1991 Annual Growth Report reported a 157 percent population increase for the planning area from 1980 to 1990. The planning area's population grew from 12,300 in 1980 to 31,851 in 1990, and is forecast to exceed 40,000 by the year 2000 and 73,000 by 2020. While the population increase was anticipated by the 1982 East Sammamish Community Plan, the magnitude of the resulting impacts upon the area's infrastructure and environment was not adequately understood. The rapid rate of growth has strained the area's public services and facilities, including roads, sewers, water supplies and schools, and it has caused environmental damage and harm to public resources.

2. On March 29, 1990 the King County council adopted interim zoning for the East Sammamish community planning area by enacting Ordinance 9365. The interim zoning will expire on April 8, 1992. Because of the community plan update schedule, a new plan and area zoning cannot be in place before January 31, 1993.

3. The East Lake Sammamish Basin Plan has been initiated for a sixteen-square mile watershed area of the Pine Lake plateau draining to Lake Sammamish. The Issaquah Creek Basin Plan, covering 58-square miles, 10 of which are in the East Sammamish community planning area, has also been initiated. The basin plans will examine the current condition of the basins' stream flows, fisheries habitat

1 and related natural resources and predict how these
2 conditions will intensify as land use changes to suburban
3 and urban densities. The basin plans will include
4 recommendations for land use, development standards and
5 capital facilities to protect surface water resources.
6 The East Sammamish Community Plan Update and Area Zoning
7 will include land use and zoning recommendations for
8 specific wetland and stream corridor management areas
9 based, in part, on information and recommendations
10 generated by the basin planning process, to ameliorate
11 current drainage problems and avoid future resource
12 damage. The East Lake Sammamish Basin Plan is scheduled
13 to be completed by the surface water management division
14 and transmitted by the King County executive to the King
15 County council in December 1992. The Issaquah Creek Basin
16 Plan will be completed and transmitted in July 1993.

17 4. In its 1990 and 1991 Sessions, the Washington State
18 Legislature enacted major new land use planning and growth
19 management legislation, known as the Growth Management Act
20 (GMA), after the East Sammamish Community Plan update
21 process was under way and after the council adopted
22 Ordinance 9365. This new legislation has had a major
23 impact on the original schedule and scope of the East
24 Sammamish Community Plan and Area Zoning Update. The GMA
25 requires greater coordination with the Cities of Issaquah
26 and Redmond regarding urban growth boundaries, development
27 standards, and more specific standards for phasing growth
28 concurrently with adequate public facilities and services.

29 5. The CAC, assisting King County in updating the East
30 Sammamish Community Plan, and with broad support from the
31 cities of Issaquah and Redmond and planning area
32 residents, has asked for an extension of the interim
33 zoning established by Ordinance 9365 so it and the
34 community can reach closure on land use and other issues
35 raised by the community plan update and the rapid growth
36 the planning area has experienced since 1980. During this
37 period, major new proposals emerged for annexation by the
38 City of Issaquah and incorporation of a new City of
39 Sammamish.

40 6. The East Sammamish Access Improvement Study has been
41 initiated by the department of public works to resolve
42 transportation access issues for the south end of the
43 planning area. The work program for the study assumes the
44 East Sammamish Community Plan Update's land use
45 alternatives will be used to model solutions to access
46 problems, and is not scheduled to be completed until the
47 summer or early fall of 1992. The study will examine
48 transit, existing road network improvements, and potential
49 new road corridors.

50 7. In May, 1991, the Sammamish Plateau Sewer and Water
51 District, which serves over two-thirds of the planning
52 area, declared a moratorium on new water supply system
53 hookups due to possible contamination of a significant
54 portion of the wells making up the district's present
55 water resources. This shortfall constitutes a threat to
56 public health and safety, and a deficiency in public
57 services greater than that found to exist by the county
58 council when it adopted Ordinance 9365.

59 8. In 1990 and 1991, the planning and community
60 development division, and Citizens Advisory Committee
61 (CAC) made substantial progress working on the East
62 Sammamish Community Plan and Area Zoning Update. The
63 community plan draft map and policies have been completed
64 and reviewed with a citizen advisory committee; computer
65 modelling of the planning area's road traffic activity is

1 underway; a consultant has been retained and is preparing
2 an Environmental Impact Statement for the proposed plan;
3 and additional citizen advisory committee meetings and
4 other opportunities for public participation are being
5 planned.

6 The planning and community development division and CAC,
7 with support from the environmental division, surface
8 water management division and transportation planning
9 section, have committed substantial resources to meet the
10 original schedule based on the deadline in Ordinance 9365.
11 For example, the normal schedule of a community plan
12 process calls for CAC evening meetings twice a month; from
13 June, 1990 on, meetings were held at the rate of three to
14 four a month; between March and December, 1991, the East
15 Sammamish Community Plan staff and CAC held five or six
16 meetings per month, plus community-wide open houses, plus
17 CAC subcommittee meetings. Nonetheless, the update will
18 not be completed when the interim zoning adopted by
19 Ordinance 9365 expires.

20 9. The interim zoning adopted by Ordinance 9365 will
21 expire April 8, 1992, which is several months before the
22 community plan update can be transmitted to the King
23 County council and several more months before the council
24 can feasibly review and adopt it. Extension of interim
25 zoning, pending adoption of the East Sammamish Community
26 Plan Update and Area Zoning, is necessary so that King
27 County has the opportunity to effectively consider
28 changing the zoning in the planning area, and to
29 coordinate surface water management and transportation
30 capital improvements with the community plan update.
31 Without interim zoning, King County's ability to consider
32 and then implement the recommendations of the community
33 planning and area zoning process will be seriously
34 compromised.

35 King County's experience has been that without interim
36 zoning, by the time of adoption of a proposed community
37 plan and area zoning, planning options are precluded
38 because of development occurring under the previously
39 existing zoning. For example, the Bear Creek Community
40 Plan and Area Zoning was transmitted by the executive in
41 August 1987, and adopted by the council in January 1989.
42 Between August 1987 and January 1989, development
43 applications for 1100 lots on 1500 acres were submitted
44 under the preexisting urban zoning, not the proposed rural
45 zoning. The zoning adopted for this area by the council
46 was primarily rural. King County was not able to
47 effectuate this zoning because of the development that
48 occurred under the previous urban zone. In the East
49 Sammamish planning area, plat applications for over 4000
50 lots were vested under the 1982 zoning before the
51 effective date of interim zoning under Ordinance 9365.

52 10. Unless interim zoning is continued until adoption of
53 the East Sammamish Community Plan Update and Area Zoning,
54 King County's opportunity to implement the 1985 King
55 County Comprehensive Plan, to consider land use and zoning
56 options to protect wildlife and address flooding and
57 erosion in stream corridors, to establish urban
58 separators, to exercise growth phasing to discourage
59 development until facilities and services are available,
60 to promote affordable housing choices and transit use
61 through efficient land use patterns and densities
62 supported by adequate facilities and services, and to
63 comply with the GMA will be foreclosed. In addition,
64 growth occurring under the 1982 area zoning will overwhelm
65 public water supplies, transportation facilities and
66 schools.

1 11. The extension of the interim zoning adopted by this
2 ordinance is necessary to protect the public health,
3 safety and welfare, in light of the extraordinary progress
4 King County and the CAC have already made in trying to
5 comply with the original timetables set by Motion 7771 and
6 Ordinance 9365, the new state planning requirements
7 established by the GMA, the water district moratorium on
8 new certificates of water availability, the need to reach
9 community closure on growth issues, and the need for
10 adequate council review of the Executive Proposed East
11 Sammamish Community Plan Update and Area Zoning.

12 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

13 SECTION 1. Ordinance 9365 Section 1 is amended to read as
14 follows:

15 Interim Zoning in the East Sammamish Planning Area (see
16 Attachment B). A. For the purposes of interim zoning all
17 properties in Area 1, attachment B, attached hereto and
18 incorporated by reference herein, are rezoned as follows: With
19 the exception of SC-zoned properties with the boundaries of the
20 approved master plan development in the Beaver Lake Subarea
21 (Tax Lots 55, 63 and 65 in Section 14, Township 24, Range 6
22 E.W.M. and Tax Lot 32 in section 13, Township 24, Range 6
23 E.W.M.), and also with the exception of any property included
24 on the assessment rolls of either the Utility Local Improvement
25 District #LSS-5 of the Northeast Sammamish Water and Sewer
26 District or the Utility Local Improvement District #S-10 of the
27 Sammamish Plateau sewer and Water District, those properties
28 that were zoned SC (Suburban Cluster), SC-potential SR
29 (Suburban Residential) or G-5 (General) potential SC-P pursuant
30 to the 1982 East Sammamish Community Plan and Area Zoning are
31 zoned GR-5-P (Growth Reserve). All properties in Area 1 are
32 subject to the additional interim P-suffix conditions set forth
33 in Section 2 of this ordinance and shown in Attachment C
34 attached hereto and incorporated by reference herein. No sewer
35 local service area boundaries shall be extended within Area 1
36 to include any properties zoned GR-5-P except where a boundary
37 would be extended into a designated potential local service
38 area for the purpose of providing sewer service to churches,
39 public schools, police or fire stations, or except for local
40 service area boundary adjustment applications that have been

1 made as part of a completed preliminary plat application filed
2 prior to December 11, 1989; provided, however, that nothing in
3 this section shall affect the authority of the King County
4 council to approve, deny or condition such applications.

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

17 SECTION 2. Ordinance 9365 Section 2 is amended to read as
18 follows:

19 A. Interim P-Suffix Conditions. Drainage Control
20 Conditions. The following conditions shall apply to all of the
21 properties identified in Attachment C as being within the
22 boundaries of Detention Standard 1 or Detention Standard 2.
23 These development conditions are intended to reduce or
24 eliminate major surface water runoff impacts of development
25 within the Patterson Creek/Snoqualmie River, East Lake
26 Sammamish, Issaquah Creek, and Evans Creek drainage areas. A
27 drainage control plan shall be required to be prepared by the
28 applicant and approved by the Building and Land Development
29 Division (BALD) for all development within Detention Standard
30 Area 1 or Detention Standard Area 2 whenever a proposed
31 development requires a building permit, binding site plan,
32 conditional use permit, unclassified use permit, variance,
33 rezone, planned unit development, subdivision, short
34 subdivision, master plan development, or grading permit. ((A
35 ~~list of exemptions will be developed to waive drainage control~~

1 ~~plan requirements for proposed uses that will not impact~~
2 ~~surface water runoff quantities or rates.))~~

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

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

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

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

8 b2. No other detention measures beyond those set
9 forth in the Surface Water Management Design Manual are
10 required for the remainder of the East Sammamish Planning Area.

11 e3. 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
16 of 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 d4. In those situations where features of the
20 drainage system or subsequent development make installation of
21 the final drainage system impossible, a phased drainage control
22 plan shall be developed. This phased plan shall provide the
23 level of retention/detention set forth in the applicable
24 Detention Standard for the entire site at all times.

25 5. Drainage Control Exemptions. Runoff quantity
26 controls required under Section 2.A. may be waived for
27 development proposals that:

28 a. construct 5,000 square feet or less of new
29 impervious surface where runoff is discharged onto the
30 following Soil Conservation Service series soils: Arents ("an"
31 only), Everett, Indianola, Klaus, Neilton, Pilchuck, Puyallup,
32 or Ragnar. A soils report may be required to verify the soils
33 series or to classify previously unmapped series; or

1 b. construct 300 square feet or less of new
2 impervious surface where runoff is discharged onto soils not
3 listed under A.1. above.

4 6. Drainage Control Modifications. Modification of
5 the runoff quantity requirements in section 2.A. may be granted
6 for permits that propose to create new impervious surface, if
7 alternative methods for control of runoff are determined by
8 BALD engineering review to have fewer adverse environmental
9 impacts than either tightlining or detention that would
10 otherwise be required by this ordinance for all storms up to
11 and including the 100 year/24 hour event. An applicant seeking
12 modifications of the drainage control requirements of this
13 Section shall submit a detailed proposal for alternative
14 methods for control of runoff. County engineering staff shall
15 review the proposal and, where possible, indicate changes to
16 the proposal that would enable it to meet the test of producing
17 fewer adverse environmental impacts than tightlining or
18 dentention. BALD may require that the applicant submit a
19 professional engineering study in support of the proposal when
20 the need for such is indicated either by an unworkable or
21 insufficiently detailed proposal or by the characteristics of
22 the site.

23 7. The exemptions and modifications provided for by this
24 Section are exemptions and modifications to the requirements of
25 this interim zoning ordinance and not to countywide drainage
26 standards as set forth in the King County Surface Water Design
27 Manual.

28 8. Pending permit applications received since December 11,
29 1989 may seek exemption from, or modification to, the Interim
30 Drainage Control Requirements as provided for by this Section.

31 B. Water Quality/Phosphorus Control Conditions. The
32 following conditions shall apply to all planned unit
33 developments, master planned developments, formal subdivisions,
34 short subdivisions, and building permits excepting single

1 family building permits within the East Lake Sammamish drainage
2 area (Attachment C) of the East Sammamish planning area. All
3 new development shall construct a wetpond drainage control
4 facility meeting the standards of Special Requirement #5 of the
5 Surface Water Design Manual (Section 1.3.5) which shall be
6 employed to treat a project runoff prior to discharge from the
7 site. A wetvault or water quality swale, as described in
8 Special Requirement #5, may be used when a wetpond is not
9 feasible.

10 C. Interim Stream Corridor Conditions. Pending permit
11 applications received since December 11, 1989 shall be subject
12 to the stream standards contained in K.C.C. 21.54.310. The
13 ~~following conditions shall apply for all of the lands within~~
14 ~~the East Sammamish planning area. These development conditions~~
15 ~~are intended to recognize the importance of stream corridors~~
16 ~~and direct development to protect an undisturbed corridor~~
17 ~~sufficient to maintain natural functions of the stream. In~~
18 ~~order for these stream corridor protection measures to be~~
19 ~~effective in controlling impacts to streams and habitat, the~~
20 ~~existing wetland protections, applied through the Sensitive~~
21 ~~Areas Ordinance and the State Environmental Policy Act, must~~
22 ~~continue. Reduction of the buffer sizes typically applied~~
23 ~~through these authorities will result in substantial increases~~
24 ~~in erosion and sedimentation impacts.~~

25 ~~Undisturbed stream corridors and wetland buffers support~~
26 ~~wildlife habitat, protect water and environmental quality,~~
27 ~~enhance fishery production and are an important resource in the~~
28 ~~planning area.~~

29 ~~The following conditions shall apply to all new~~
30 ~~developments within the East Sammamish planning area to provide~~
31 ~~stream corridors. These conditions shall apply for the full~~
32 ~~term of this ordinance, or until such time as a revised~~
33 ~~Sensitive Areas Ordinance establishes Countywide stream~~
34 ~~corridor protection measures.~~

1 ~~1. All stream corridors shall be designated as native~~
2 ~~growth protection restriction areas (NGPRA) in formal~~
3 ~~subdivision, short subdivision, multifamily or commercial~~
4 ~~building permits, binding site plans, variances, shoreline~~
5 ~~substantial development and conditional use permits, master~~
6 ~~plan developments, planned unit developments, conditional use~~
7 ~~permits, and unclassified use permits.~~

8 ~~2. In formal subdivisions, short subdivisions, binding~~
9 ~~site plans, planned unit developments, and master planned~~
10 ~~developments, each stream corridor designated as an NGPRA also~~
11 ~~shall be placed in a separate tract.~~

12 ~~3. All new subdivisions and short subdivisions shall~~
13 ~~provide NGPRA or other measures providing equivalent~~
14 ~~environmental protection to avoid disturbance of the buffer~~
15 ~~vegetation.~~

16 ~~4. Stream corridor NGPRAs and tracts will be sized~~
17 ~~according to the following criteria:~~

18 ~~a. Streams not adjacent to wetlands or slopes 30% or~~
19 ~~greater:~~

20 ~~(1) For all DNR Type I-IV streams and for DNR Type V~~
21 ~~streams which are habitat for anadromous salmonids, a minimum~~
22 ~~100 foot corridor from the top of bank on both sides shall be~~
23 ~~provided and designated a NGPRA, and a 15 foot building setback~~
24 ~~line (BSBL) will extend landward from the edge of the tract.~~

25 ~~(2) For Type V streams which are not anadromous~~
26 ~~salmonid habitat, a minimum 25 foot corridor from the stream~~
27 ~~center line on both sides shall be provided and designated as a~~
28 ~~NGPRA, and a 15 foot BSBL will extend landward from the edge of~~
29 ~~the tract.~~

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

31 ~~(1) For streams adjacent to or within 25 feet of the~~
32 ~~toe of slopes which are less than 100 feet in horizontal~~
33 ~~length, a corridor shall extend 25 feet beyond the top of slope~~
34 ~~and a 15 foot BSBL shall apply. The corridor shall be~~
35 ~~designated a NGPRA. These requirements shall also apply if~~

1 ~~slopes are variable, that is, having small benches or terraces~~
 2 ~~but also having an overall slope of 30% or greater.~~

3 ~~-(2) For streams adjacent to or within 25 feet of the~~
 4 ~~toe of slopes which are greater than 100 feet in horizontal~~
 5 ~~length, a corridor shall extend 125 feet beyond the top of bank~~
 6 ~~or the water's edge and a 15-foot BSBL shall apply. The~~
 7 ~~corridor shall be designated a NGPRA. This requirement shall~~
 8 ~~apply if slopes are variable, that is, having small benches or~~
 9 ~~terraces but also having an overall slope of 30% or greater.~~

10 ~~c. Streams adjacent to wetlands: Existing sensitive~~
 11 ~~areas requirements for wetlands shall apply unless stream~~
 12 ~~corridor requirements are more restrictive.~~

13 ~~-5. Stream Corridor Exemption. If an applicant for a~~
 14 ~~development proposal otherwise allowed under the applicable~~
 15 ~~zone demonstrates that establishment of a NGPRA of the width~~
 16 ~~required above would deny all reasonable use of the property,~~
 17 ~~the director of the department of parks, planning and~~
 18 ~~resources, or his or her designee, in consultation with the~~
 19 ~~Prosecuting Attorney's Office, may administratively reduce the~~
 20 ~~width of the NGPRA in order to allow development.)~~

21 SECTION 3. Ordinance 9365 Section 3 is amended to read as
 22 follows:

23 Duration of Interim Zoning. The interim zoning (~~applied~~
 24 ~~in Section 1~~) shall be in effect (~~for 24 months from the~~
 25 ~~effective date of Ordinance 9365 (-)~~) until (~~April 8, 1992~~)
 26 the earlier of January 31, 1993 or the effective date of an
 27 ordinance adopting an update to the 1982 East Sammamish
 28 Community Plan and Area Zoning provided that:

29 a. The interim zoning shall be extended until March
 30 31, 1993 if the Council committee or panel reviewing the
 31 proposed update has failed to transmit a recommendation slip to
 32 the Clerk of the Council signed by a majority of its members by
 33 October 31, 1992.

1 b. A proposed East Sammamish Community Plan Update
2 and Area Zoning shall be submitted to the County Council no
3 later than July 31, 1992. In the event that no proposed plan is
4 submitted by that date, the interim zoning shall expire on
5 August 1, 1992.

6 INTRODUCED AND READ for the first time this 2nd day
7 of March, 1992
8 PASSED this 16th day of March, 1992

9 KING COUNTY COUNCIL
10 KING COUNTY, WASHINGTON

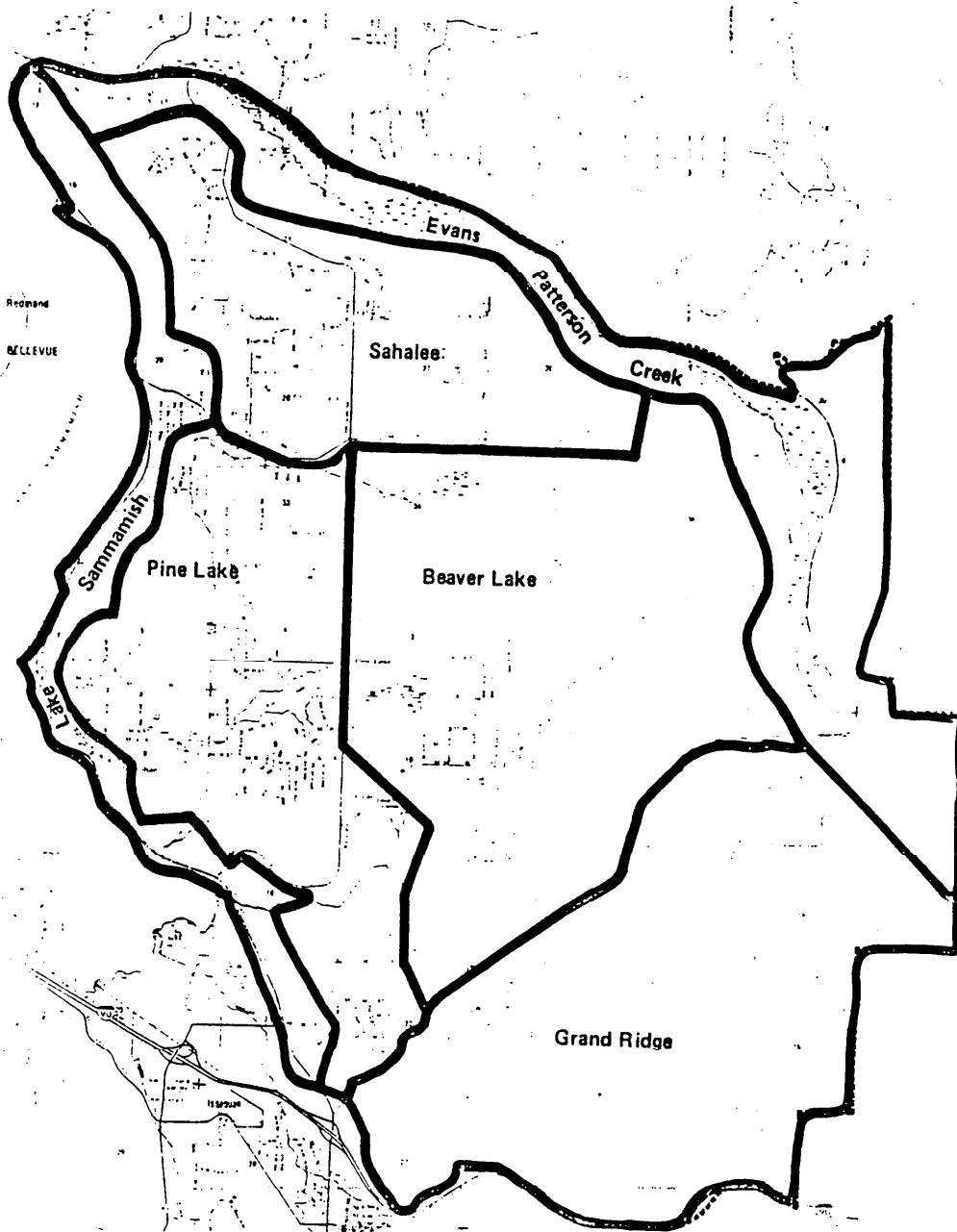
11 Audrey Luyker
12 Chair

13 ATTEST:

14 Gerald A. Peterson
15 Clerk of the Council

16 APPROVED this 17th day of March, 1992

17 Jim Hill
18 King County Executive

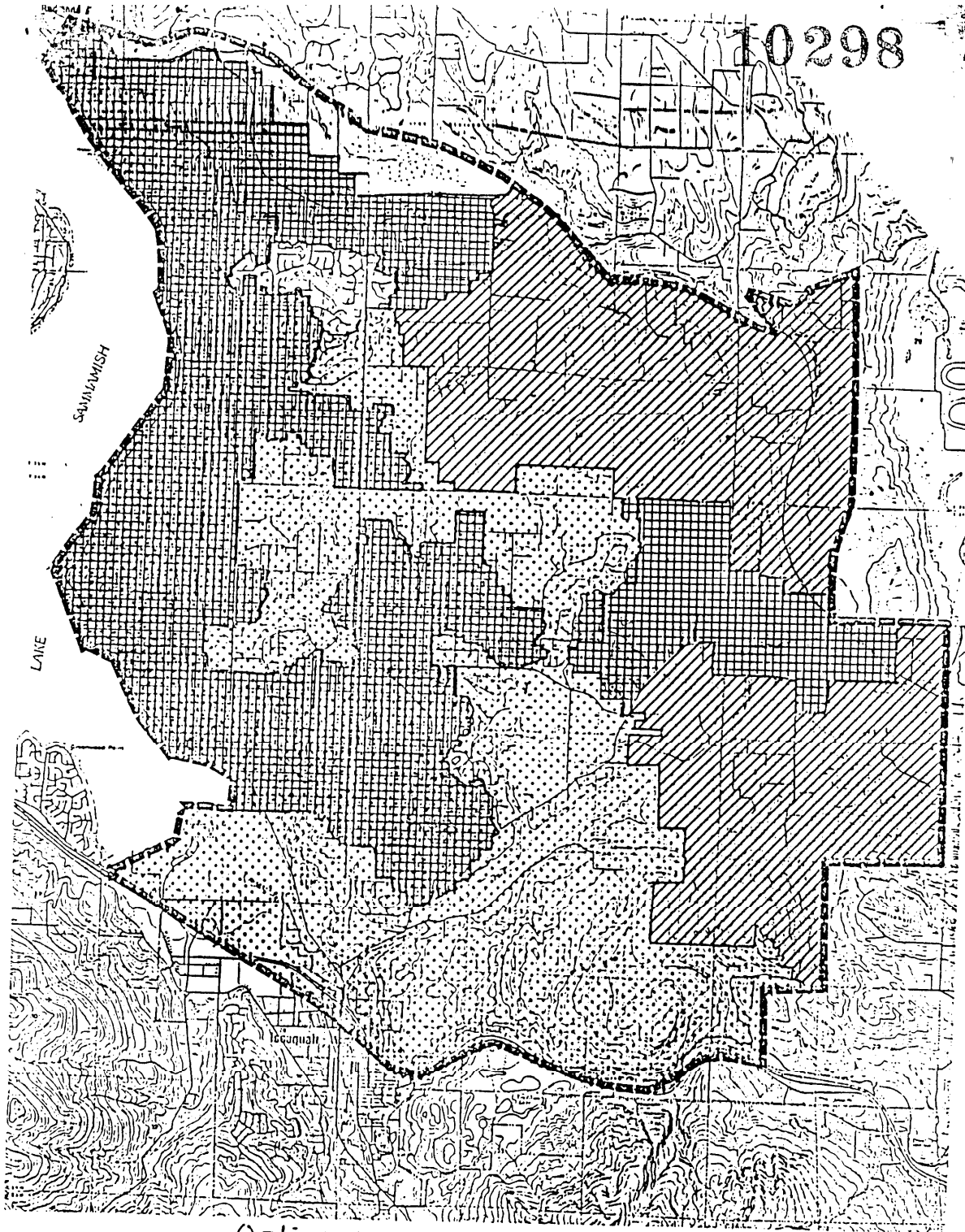


East Sammamish Community Plan





SUB-AREAS

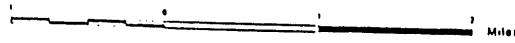
©

Attachment A



Ordinance

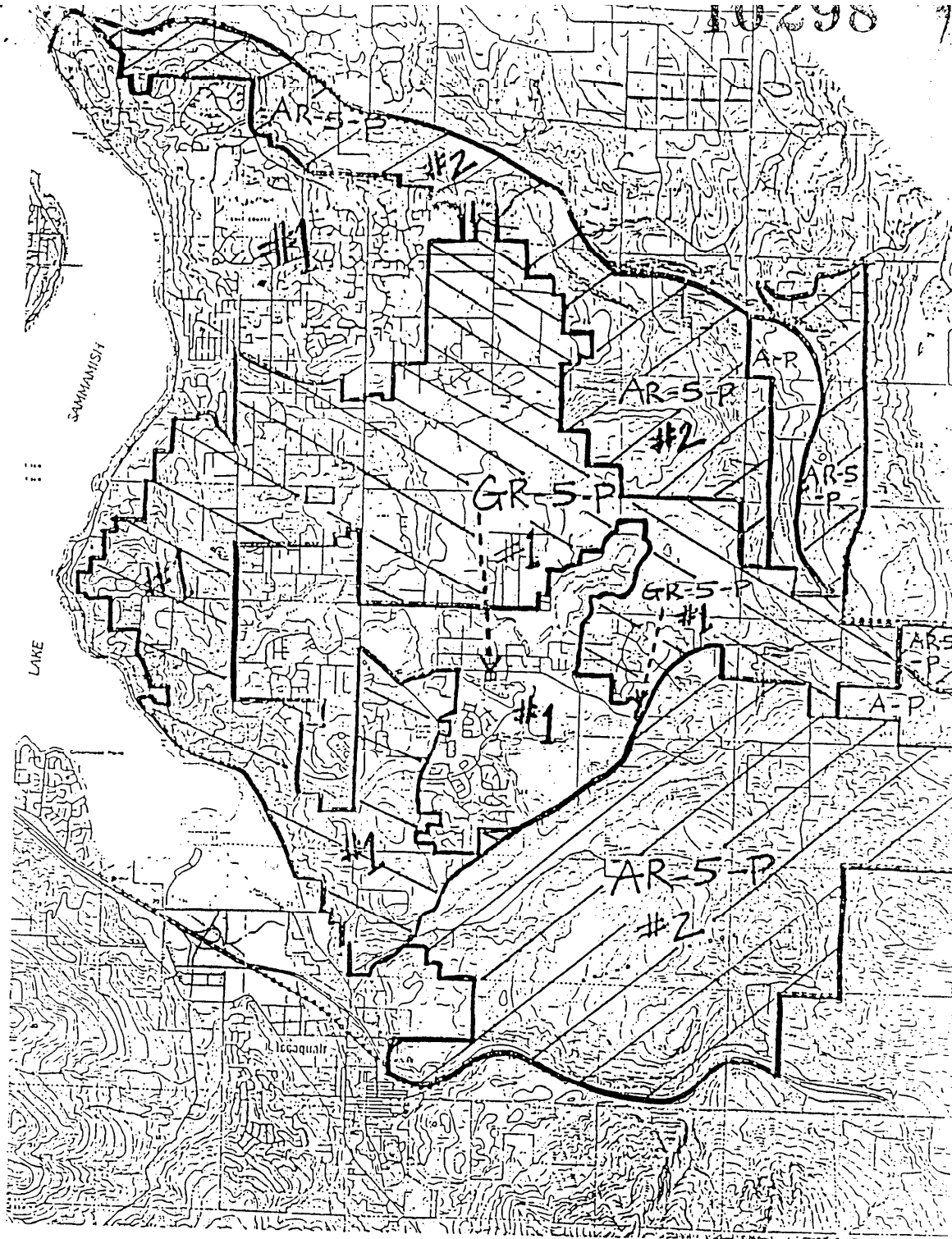
-  Detention Standard 1
-  Detention Standard 2
-  Phosphorous Control Standards
-  Stream Corridor Conditions



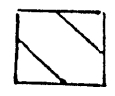
East Sammamish
Community Plan

King County Planning and
Community Development Division
1993

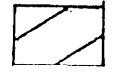
Corrected as of April 3, 1990
Attachment 7



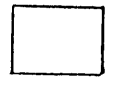
Ordinance



GR-5-P



AR-5-P



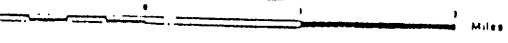
A-P and 1982 Zoning with P-suffix



East Sammamish

Community Plan

King County Planning
Community Development Dept.



Corrected as of April 3,