

## KING COUNTY COUNCIL

10847

## East Sammamish Community Plan Update and Area Zoning Review

## Amendments to Substitute Ordinance 92-597

AMENDMENT # 3 OFFERED BY: Paul Barden

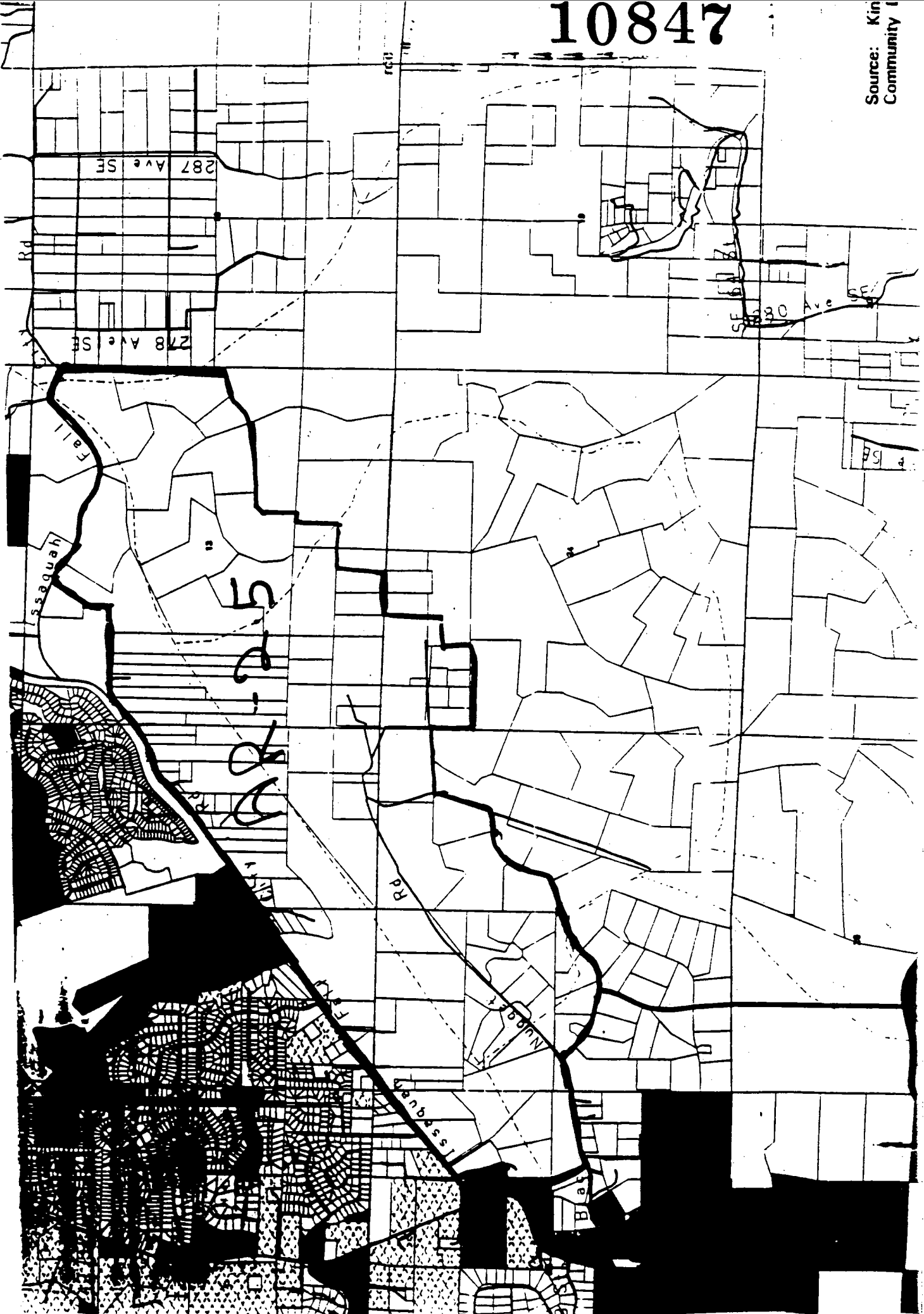
1. Amend the panel-recommended Area Zoning by redesignating the subject properties shown on the attached map AR-2.5.
2. The following p-suffix conditions shall be attached to the subject properties shown the attached map.
  1. There must be sufficient owner participation to make possible an integrated plan for this valley, sa shown on the attached map; the "Valley" hereinafter.
  2. The concept of an inhabited preserve will guide the siting of homes and their architecture. Existing natural forest and marshland will be substituted for formal rockeries, gardens, and lawns in the manner of mountain and beach communities and other such second home environments.
  3. The forest and marshland will be maintained by a homeowners' association responsible to environmental agencies for compliance with conditions set forth in the approval process.
  4. The homeowners' association will empanel and heed, in its best judgement, an advisory board, including but not limited to, a landscape architect, and ecologist, a hydrologist, a forester, and an ornithologist.
  5. Wetlands must be maintained or enhanced to:
    - a. Maintain or improve the quality of water flowing from the Valley;
    - b. Maintain or improve the quality of flora in the marshes and other wetlands of the Valley; and
    - c. Maintain or improve the habitat of native wetland birds and other animal species of the Valley.
  6. Groundwater quality must be maintained or improved by:
    - a. Provision of sanitary sewer to all existing and planned residential structures within the Valley; and
    - b. Maintenance of groundwater flow in existing patterns as completely as possible by:
      1. Utilization of a one-way system of roads to minimize impervious surfaces; and
      2. Redeployment of water from roads, roofs, and other impervious surfaces to adjacent permeable soils.
  7. Storm water runoff must be no more rapid than at present and must be slowed where possible.

8. Forest management must be designed to maintain and improve the forest by removal of rampant non-indigenous overgrowth, such as the Himalayan blackberry, by plantings as recommended by the advisory board, and by removals and trimmings in the siting of homes as recommended by the landscape architect on the advisory board.
9. Clustering of home sites. coordination of design of homes in areas of clustering, and all other architectural devices available to minimize the impact of residential structures in the forest shall be employed throughout.
10. Densities in subareas of differing natural environments shall be determined by the landscape architect, in consultation with Surface Water Managements ecologists and hydrologists, to be appropriate to each subarea.
11. Each home site shall be defined by a three-dimensional envelope within which the home must be built. Design must be appropriate to the site in the judgement of a design review committee, which shall include the landscape architect responsible for sitings throughout the Valley.
12. If within three years of approval of the above conditions a plan in compliance with the above conditions has not been submitted, zoning will revert to the underlying zoning at the time of said approval.

10847

Source: Kin  
Community I

Handwritten notes on the left margin, including a large 'A' and some illegible scribbles.



287 Ave SE

278 Ave SE

280 Ave SE

Handwritten label 'Ssaquah' oriented vertically.

Handwritten text 'A-2-5' in the center of the map.

Handwritten label 'Rd' oriented vertically.

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Handwritten label 'Bl' oriented vertically.

79

10847

## EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW

AMENDMENT NUMBER: 3OFFERED BY: Cynthia SullivanTOPIC:*Wetland 7/North Fork Issaquah Creek Valley Urban Designation and Area Zoning:**Area Zoning Issues 225, 226, 227, 228, 229, 230, 231, 232, 236, 237, 238, 244, 245, 246, 247, 248, 253, 257, 258, 259, 260, 262 plus other sites in this area*

*Replace Comprehensive Plan designation of Rural with an Urban designation for the subject property.*

*Replace panel recommended AR-5 zoning for area owned by these applicants and others with SC-P (See map attached to amendments for Grand Ridge UPD site), subject to the following P-suffix condition:*

*Density in this area shall be limited to one unit per 5 acres, unless an integrated plan for all of the parcels in the area is developed which meets the following requirements.*

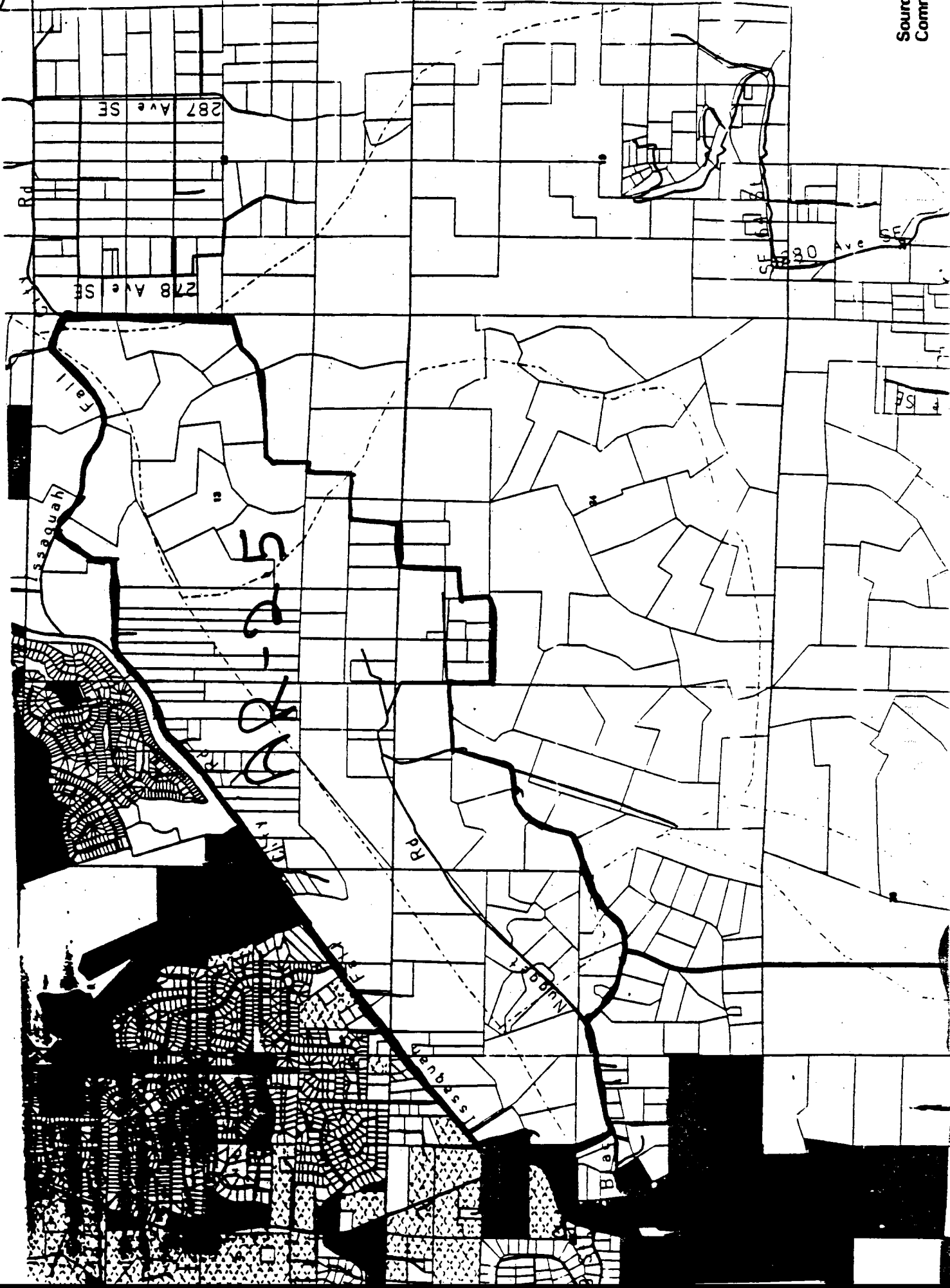
*Any development occurring in this area must be achieved with extremely minimal environmental impact. Achieving this objective requires use of reduced building footprints and careful siting of buildings, as well as unconventional methods of providing services, such as roads and fire protection. Because existing standards for urban areas call for intensive infrastructure may operate contrary to these objectives, this area shall be the subject of a demonstration project, in which all owners are encouraged to participate jointly, to prepare a development proposal for the area which meets these objectives. The demonstration project may plan for up to 1 dwelling unit per acre. The demonstration project shall be pursued by such legal entity or entities as the owners in the area may chose, and must be submitted for approval by the county by July 1, 1996.*

*If the development proposal is not approved by July 1, 1997, all property owners in the area shall be released from any obligations they may have undertaken to participate in the demonstration project, and the SC zoning density of 1 unit per acre (clustered) shall be available, subject to an impervious surface limit of 5000 square feet per dwelling unit or 10% of the site, whichever is larger.*

*This area and the proposed demonstration project shall be evaluated by SWM, DDES, and Roads Division for possible amendments or variations to the county's standards to allow the use of low-impact methods such as suggested by the Village Conservancy for the North Fork Issaquah Creek Valley. The reviewing agencies shall report back to the council on threshold standards which may be appropriate to apply to achieve the demonstration project objectives within six months of council adoption of this plan, and shall provide proposed ordinances as necessary to implement recommended changes to standards.*

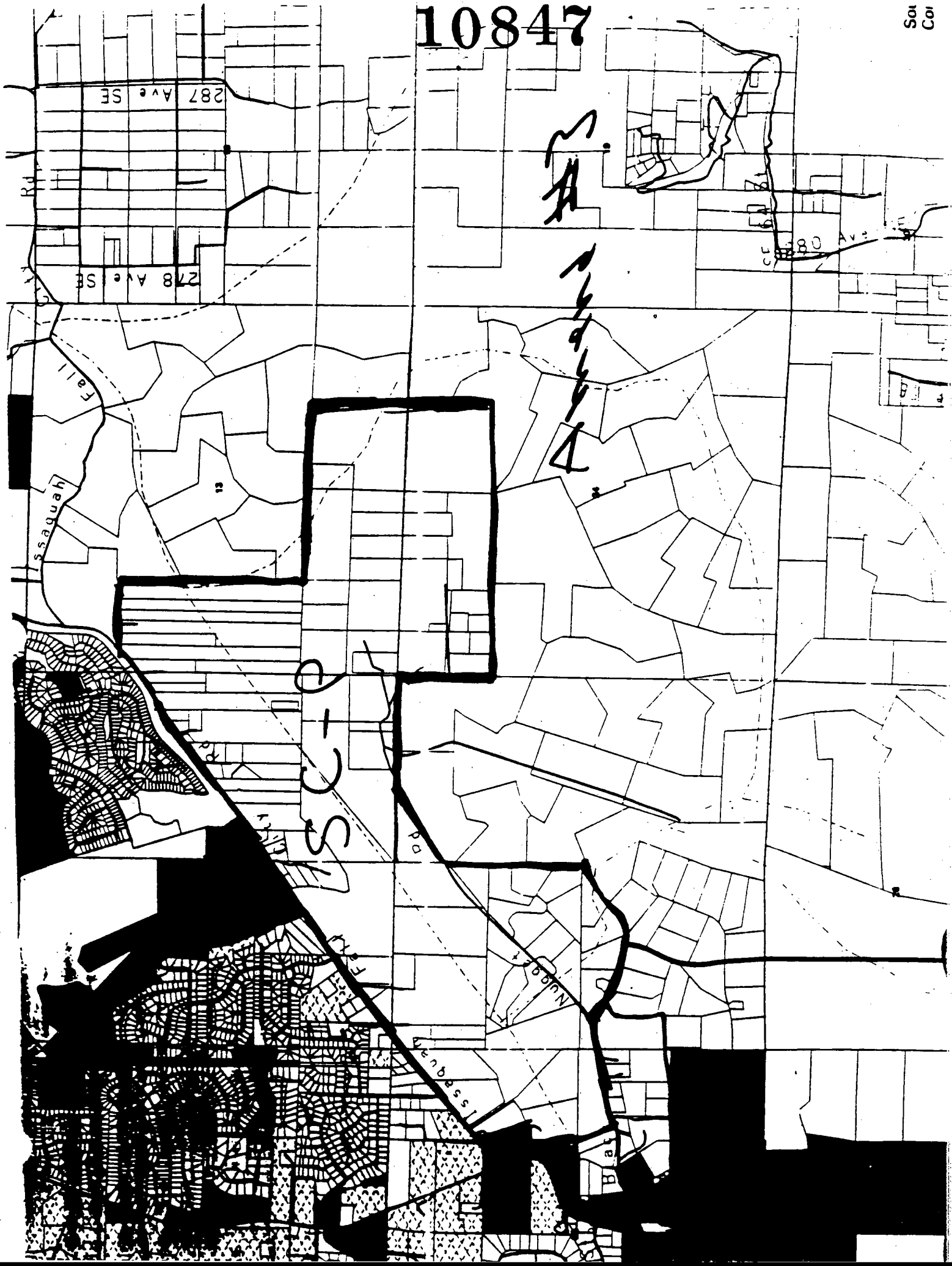
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SUB: 141610



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# 10847

## EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW

AMENDMENT NUMBER: SUBSTITUTE #3

OFFERED BY: Cynthia Sullivan

**TOPIC:**

*Wetland 7/North Fork Issaquah Creek Valley Urban Designation and Area Zoning:  
Area Zoning Issues 225, 226, 227, 228, 229, 230, 231, 232, 236, 237, 238, 244, 245, 246, 247, 248, 253, 257, 258, 259, 260, 262 plus other sites in this area*

Density in this area shall be limited to one unit per 5 acres, unless an integrated plan for all of the parcels in the area is developed which meets the following requirements, and demonstrates the area's ability to accommodate additional density consistent with the clustering provisions for rural areas.

A. This area shall be the subject of a demonstration project, in which all owners are encouraged to participate jointly, to prepare a development proposal for the area which meets these objectives.

B. Any development occurring in this area must be achieved with extremely minimal environmental impact. Achieving this objective requires use of reduced building footprints and careful siting of buildings, as well as unconventional methods of providing services, such as roads and fire protection. The demonstration project shall be pursued by such legal entity or entities as the owners in the area may choose, and must be submitted for approval by the county by July 1, 1996.

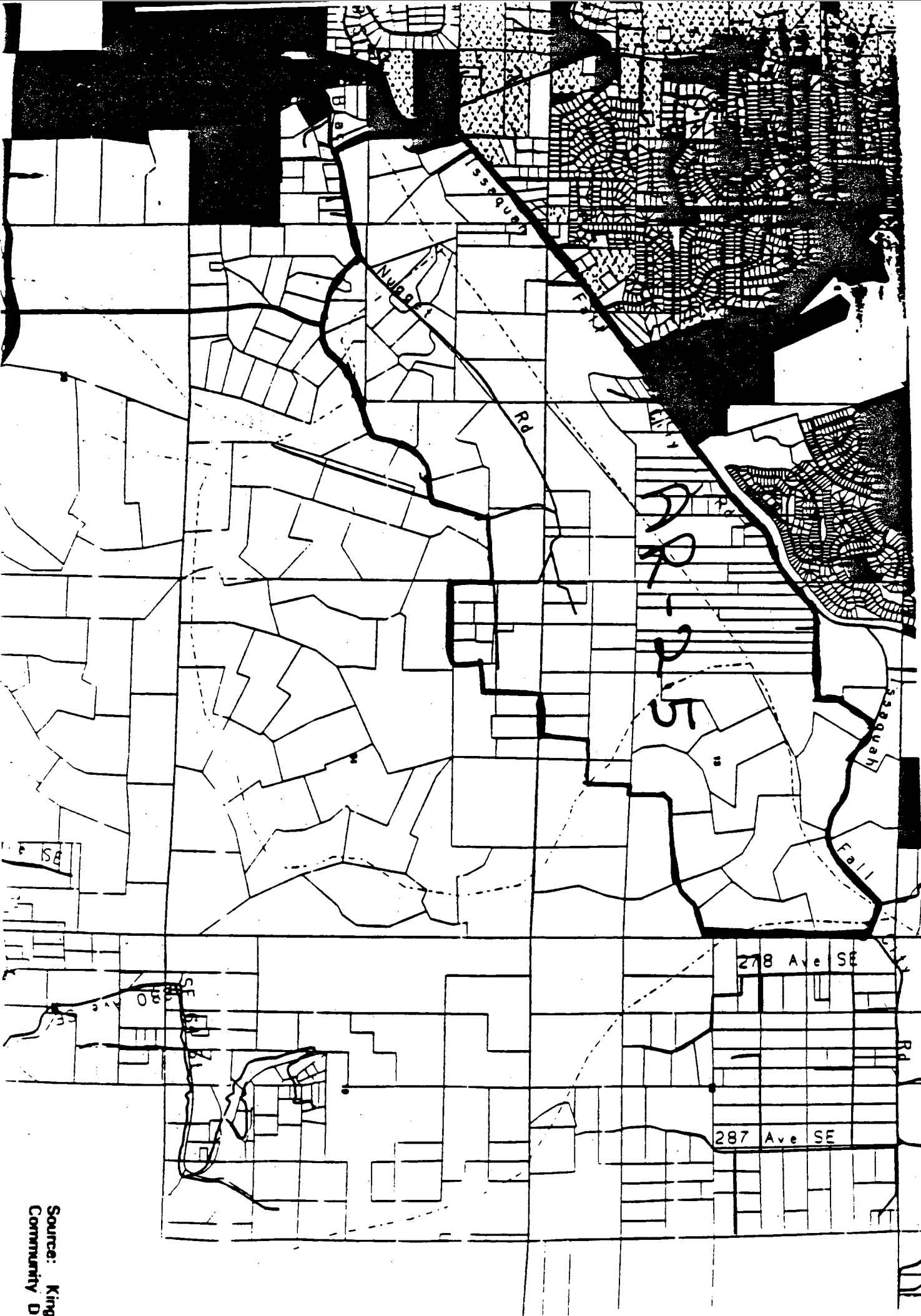
C. If the development proposal is not approved by July 1, 1997, all property owners in the area shall be released from any obligations they may have undertaken to participate in the demonstration project.

This area and the proposed demonstration project shall be evaluated by SWM, DDES, and Roads Division for possible amendments or variations to the county's standards to allow the use of low-impact methods such as suggested by the Village Conservancy for the North Fork Issaquah Creek Valley. The reviewing agencies shall report back to the council on threshold standards which may be appropriate to apply to achieve the demonstration project objectives within six months of council adoption of this plan, and shall subsequently provide proposed ordinances as necessary to implement recommended changes to standards.

10801

Subst. Amend No 3

Area



Source: King  
Community D



**KING COUNTY COUNCIL**

**East Sammamish Community Plan Update and Area Zoning Review**

Amendments to Substitute Ordinance 92-597

AMENDMENT # 4 OFFERED BY: Larry Phillips

Add the following new policy to the Residential chapter:

King County should develop a demonstration Transfer of Development Rights (TDR) program for the Grand Ridge subarea. Sending areas should be specifically identified and their inclusion within a TDR program should result in the securing of additional public benefits such as the protection of scenic corridors, wildlife habitat or water quality. Several receiving areas should also be identified on Grand Ridge. An incentive strategy should be considered whereby the transferrable density should increase by 50 percent when transferred to the western portion of the Rural area and by 100 percent when transferred to the urban portion of Grand Ridge if one is designated upon a determination that groundwater resources can be protected and that no expansion of the 100-year floodplain within the City of Issaquah will occur.

A density of one home per 2½ acres, when achieved through a transfer of density from a designated sending area, may be appropriate within any Rural-designated receiving area as part of a TDR program.

MR. SIMS MOVE RECONSIDERATION OF AMENDMENT NO. 4  
PASS 7-2, BD, AG "NO"  
MR. SIMS MOVE TO SUBSTITUTE AMENDMENT NO. 4  
PASS 7-2, BD, AG "NO"  
MR. SIMS MOVE PASS SUBSTITUTE AMENDMENT NO. 4  
PASS 7-2, BD, AG "NO"

**KING COUNTY COUNCIL**

**East Sammamish Community Plan Update and Area Zoning Review**

**Amendments to Substitute Ordinance 92-597**

AMENDMENT # Substitute No. 4

OFFERED BY: SIMS

Add the following new policy to the Residential chapter:

King County should <sup>consider (PB friendly)</sup> ~~develop~~ a demonstration Transfer of Development Rights (TDR) program allowing transfers of density between parcels within the Grand Ridge subarea to meet public objectives. Sending areas should be specifically identified and their inclusion within a TDR program should result in the securing of additional public benefits such as public parks and open space or the protection of scenic corridors, wildlife habitat or water quality. Several receiving areas which focus residential development on the least environmentally sensitive areas, and those areas with optimum access and service availability, should also be identified within the Grand Ridge subarea.

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East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT #

5

OFFERED BY: Derdowski

Area Zoning Request #290

Amend the Panel-recommended Area Zoning by designating the subject properties, shown on the attached map, AR-2.5.

BASIS: Recognition of existing lotting pattern.

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19

St 64 St

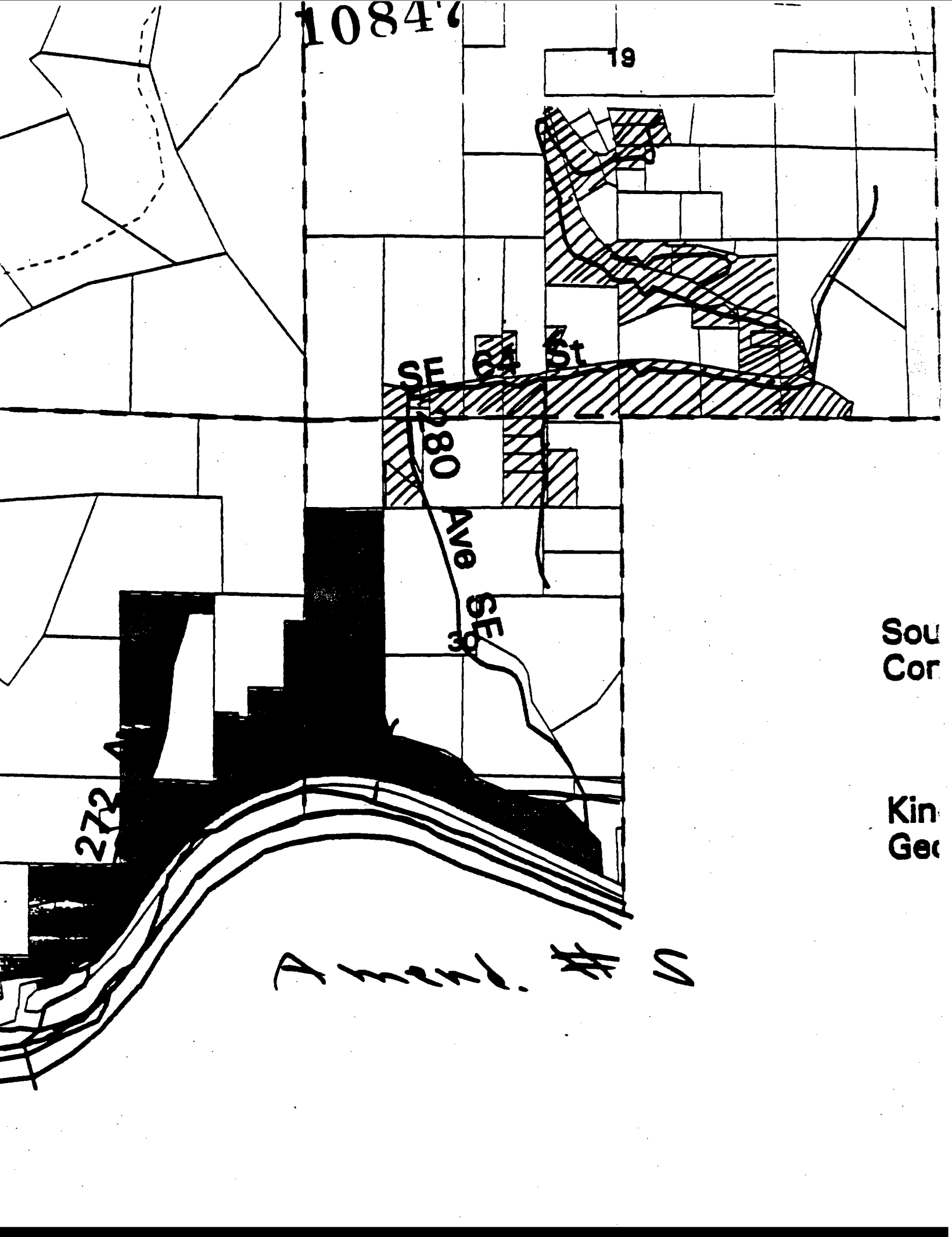
SE 1/4 280 Ave 6

272 A

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Cor

Kin  
Ger

*Handwritten scribbles*



Amend # 5

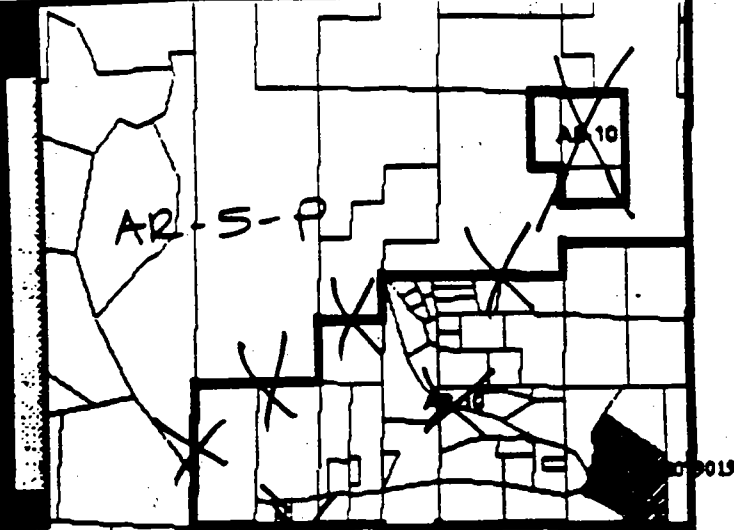
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ArcView 1

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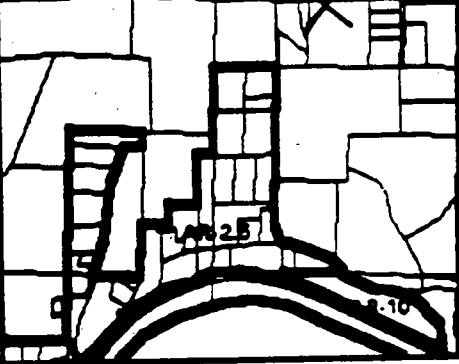
map lot.av

File Windows Help



Name:  
 Data Source:  
 Definition:  
 Comments:

Identify



Lottery Parcel File	
parcel-id	1924079019
acres	12.70
intns	AR-5
zone-cl	AR-10
zone-pl	AR-10
zone-nd	AR-5
tempid	HUSKINSON HAL

*Top. Exp. Proposed  
 zoning modified  
 part. subject of  
 AR-10 on map 1991.*

# KING COUNTY COUNCIL 10847

EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW

AMENDMENT NUMBER: 6

OFFERED BY: Cynthia Sullivan

**TOPIC:** *Growth Reserve.*

Amend land use map and area zoning maps to remove all "Growth Reserve" designations.

**Basis:** Existing county standards requiring availability of services and mitigation of impacts at time of development are sufficient to meet concurrency requirements.

**KING COUNTY COUNCIL**

**East Sammamish Community Plan Update and Area Zoning Review**

Amendments to Substitute Ordinance 92-597

**10847**

AMENDMENT # 7

OFFERED BY: Nickels, Derdowski

Amend the panel-recommended East Sammamish Community Plan by revising Policy GM-4 to read as follows:

Lands within the Urban Reserve Area should be reclassified to their potential zones, either through an amendment to the Area Zoning or an individual reclassification application, only when it can be demonstrated to King County and the County determines that area wide service deficiencies in water, roads, electrical service and parks are remedied or do not apply to a particular property or subarea. County approval of the reclassification should occur only when King County finds that by the time a development is ready to be occupied the following criteria will be met;

a. Domestic water supplies are adequate to support planned growth, by virtue of an intertie between the Plateau and the regional water supply in cooperation with Seattle, or the development of new ground water resources, or conservation measures sufficient to guarantee capacity, or the property is located in or can be served by the Northeast Sammamish Sewer and Water District; and

b. Updated road adequacy standards which provide for mobility to employment centers are adopted by the King County Council, and proposed development will comply with the standards; and access to I-90 for properties not located in Northeast Sammamish Sewer and Water District is determined to be adequate based upon those standards; and

c. The East Lake Sammamish, and Issaquah Creek Basin and Nonpoint plans are adopted, and those projects that are identified by the Council during adoption of those plans as necessary to accommodate future growth while also protecting and improving water quality are operational; and

d. The serving utility can provide electrical service to new development consistent with its public service obligations; and

e. King County's Park, <sup>(appropriate (GN friendly amendment))</sup> Recreation and Open Space Plan is adopted, setting standards to assure suburban levels of park and recreation services, and new development will not bring service levels below those standards; and

~~f. Interlocal agreements to provide for annexation or to set urban standards for development have been adopted for those lands within designated city-annexation areas, to assure the area is developed in a manner consistent with its annexation potential.~~

**BASIS:**

Reflects desire of the City of Redmond for more substantive goals for mobility, water quality, parks and recreation in Policy GM-4.

D MOVE add  
SR 202 and  
WITHDRAWN

## KING COUNTY COUNCIL

## East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

10847

AMENDMENT #

8

OFFERED BY: Pullen

Amend the panel-recommended East Sammamish Community Plan by revising Policy GM-4 to read as follows:

Lands within the Urban Reserve Area should be reclassified to their potential zones, either through an amendment to the Area Zoning or an individual reclassification application, only when it can be demonstrated to King County and the County determines that area wide service deficiencies in water, roads, electrical service and parks are remedied or do not apply to a particular property or subarea. County approval of the reclassification should occur only when King County finds that by the time a development is ready to be occupied the following criteria will be met;

- a. Domestic water supplies are adequate to support planned growth, by virtue of an intertie between the Plateau and the regional water supply in cooperation with Seattle, or the development of new ground water resources, or conservation measures sufficient to guarantee capacity, or the property is located in or can be served by the Northeast Sammamish Sewer and Water District; and
- b. Updated road adequacy standards are adopted by the King County Council and access to I-90 for properties not located in Northeast Sammamish Sewer and Water District is determined to be adequate based upon those standards; and
- c. The East Lake Sammamish, and Issaquah Creek Basin and Nonpoint plans are adopted, and those projects that are identified by the Council during adoption of those plans as necessary to accommodate future growth are operational; and
- d. The serving utility can provide electrical service to new development consistent with its public service obligations; and
- e. King County's Park, Recreation and Open Space functional Plan is adopted.

## BASIS:

1. Directly addresses severe service and facility deficit
2. Practical implementation
3. Avoids ambiguity
4. Provides public confidence



1. MR. NICKELS MOVE RECONSIDER AMENDMENT NO. 9  
PASSED 5-4, BD, AG, BL, RS "NO"
2. MR. PULLEN MOVE REVISED AMENDMENT NO. 9  
PASSED 6-3, AG, LP, RS "NO"
3. MR. DERDOWSKI MOVE RECONSIDER REVISED AMENDMENT NO. 9  
FAILED 1-7, BD "YES" GN EXC.

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Revised Amendment #9 by Councilmembers  
Pullen, Bader

AT THE END OF THE 1<sup>ST</sup> PARAGRAPH OF GM-4 AFTER "met"  
AMEND GM-4 POLICY TO ADD:

NOT WITHSTANDING THE FOREGOING, THE UNDERLYING  
POTENTIAL ZONE SHALL BE EFFECTIVE ON JUNE 30,  
1996.

BASIS:

- LIMITS SUNSET CLAUSE TO SINGLE FAMILY HOUSING
- KEEPS GM-2 THROUGH GM-5 POLICY CRITERIA IN PLACE
- ALLOWS ADEQUATE TIME TO DO CONCURRENCY PLANNING

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-57

10847

AMENDMENT #

9

OFFERED BY: Pullen

GM-4J (typographical correction)

The following shall amend policies GM-2, GM-3 and GM-5

Lands within the Urban Boundary Line should be zoned for urban development. A GR-5 overlay shall be in place until June 30, 1996 at which time the underlying potential urban density zoning shown in the plan shall become effective.

King County will accept and process applications for urban density development after July 1, 1994 and prior to the lifting of the GR-5 overlay on June 30, 1996, provided that, such applications shall be subject to any new or revised standards regarding adequacy of schools or roads developed and adopted prior to June 30, 1996.

BASIS: Parallels the approach taken in the Soos Creek Planning Area and provides adequate time for the needed planning efforts to be completed and concurrency standards to be put in place.

## East Sammamish Community Plan Update and Area Zoning Review

## Amendments to Substitute Ordinance 92-597

AMENDMENT # 10 OFFERED BY: Paul Barden

Policy GM-7 shall be amended as follows:

Growth Reserve shall not be applied on lands where sewer utility Local Improvement Districts have been formed and the King County Council has approved the District's Comprehensive Utility Plan ~~and on adjacent properties where services are available or (alternative) on properties in the N.E. Sammamish Sewer and Water District Service Area.~~

~~and on properties surrounded on two or more sides by~~  
such ULIDS. (BL friendly amendment)

1. MR. BARDEN MOVE AMENDMENT NO. 10 (with language following "available" on lines 3 and 4 deleted).  
 FAILED 2-7, PB, KP "YES".
2. MR. BARDEN MOVE AMENDMENT NO. 10 deleting "and on adjacent properties where services are available" and using "on properties in the N.E. Sammamish Sewer and Water District Service Area" language.
3. MR. LAING suggests the following language to follow "Plan" on line 3: "and on properties surrounded on two or more sides by such ULIDS" and striking "and on adjacent properties where services are available or (alternative) on properties in the N.E. Sammamish Sewer and Water District Service Area."
4. VOTING ON MR. BARDEN'S AMENDMENT NO. 10 AS AMENDED BY MR. LAING, PASSED 7-2, BD, AG "NO".

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KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 11 OFFERED BY: Derdowski

Amend the Panel-recommended East Sammamish Community Plan by adding a new policy to read as follows:

Growth Reserve shall not be applied to lands that are:

- a. less than 5 acres in size;
- b. surrounded on three sides by properties that are not designated Growth Reserve, and where
- c. the surrounding lot pattern is mostly established at densities similar to the proposed buildout density.

Amend the Panel-recommended Area Zoning by removing the Growth Reserve designation from the properties shown on the attached map.

**KING COUNTY COUNCIL**

**East Sammamish Community Plan Update and Area Zoning Review**

**Amendments to Substitute Ordinance 92-597**

AMENDMENT # 12 OFFERED BY: Paul Barden **10847**

- Amend the proposed East Lake Sammamish Community Plan Area Zoning Map by removing the proposed interim urban reserve overlay from the Tyee/DNR properties.

**BASIS:**

These properties have access to sewer, water and other major utilities. They also have direct access to Interstate 90. The East Lake Sammamish planning area is deficient in affordable housing.



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East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 13 OFFERED BY: Laing/Derdowski

**Providence Point**

Amend the Land Use Map by removing the Growth Reserve designation from the subject property shown on the attached map and redesignating it 4-8 DU/Acre.

Amend the Area Zoning by redesignating the subject property RS-5000.

**BASIS:** The Providence Point Retirement Community was established through a planned unit development (PUD) application approved by the County Council in December of 1981 (Ord. 5810). The approved PUD establishes a density of 6.55 dwelling units per acre. The proposed amendments will better reflect the approved buildout density of the PUD and removal of the Growth Reserve would be consistent with its application elsewhere in the planning area where it was not applied to vested subdivisions.

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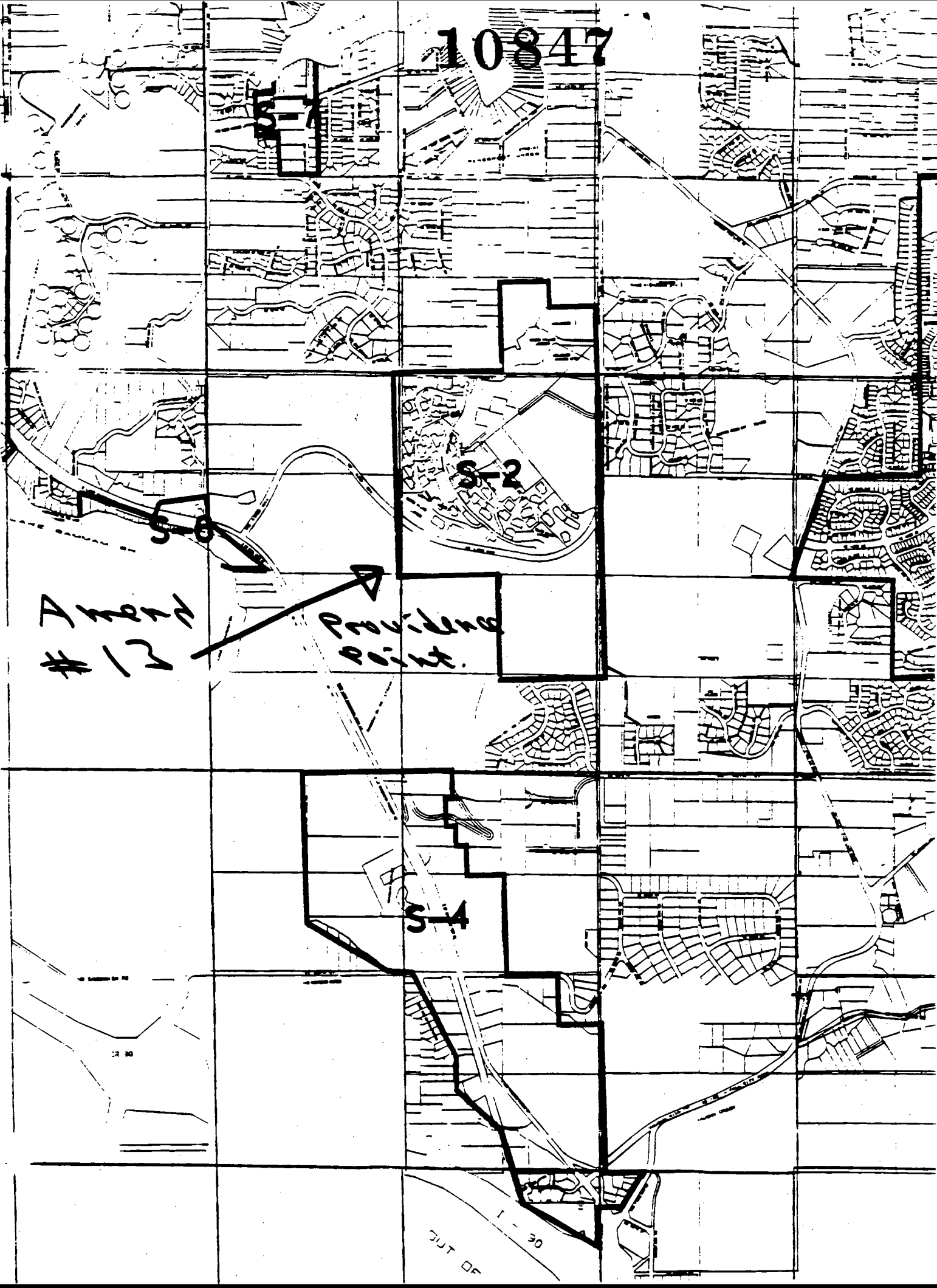
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OUT OF 30

# 121

Public  
City





# KING COUNTY COUNCIL 10847

## EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW

AMENDMENT NUMBER: 14

OFFERED BY: Cynthia Sullivan

***TOPIC:*** Area zoning number 197

~~Amend Panel Recommended Land Use Map by deleting the Growth Reserve designation --  
from tax lot 23 located in Section 8 Township 24 Range 6.---~~

Amend Panel Recommended Area Zoning by classifying tax lot 23 located in Section 8  
Township 24 Range 6 from GR-5 (potential RS-7200) to RS-7200.

SC-P

Basis: The proposed revisions to Title 21A contains development standard that ensure that public facilities and services necessary to support development are adequate or will be provided in a timely manner consistent with the Public Facilities and Services planning goal of the Washington State Growth Management Act of 1990, therefore Growth Reserve is not necessary.

Parcel # 14

10847

map info .av      ArcView 1      Tools

File Windows Help

Parcel # 14	
parcel-no	0824063023
acres	9.50
int99	GR-5
zone-exac	R-6
zone-old	RS-7200
zone-panel	RS-7200
zone-neac	SC-P
owner	BROWN DENNIS M

#197

Per Panel recommendation,  
subject site ~~is~~  
GR-5 (potential SC-P).

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**KING COUNTY COUNCIL**

**EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW**

AMENDMENT NUMBER: 15

OFFERED BY: Cynthia Sullivan

**TOPIC:** *Area zoning number 403 and 404*

Amend Panel Recommended Land Use Map by deleting the Growth Reserve designation from tax lot 9 and 12 located in Section 2 Township 24 Range 6.

Amend Panel Recommended Area Zoning by classifying tax lot 9 and 12 located in Section 2 Township 24 Range 6 from GR-5 (potential RS-7200) RS-7200.

Basis: The proposed revisions to Title 21A contains development standard that ensure that public facilities and services necessary to support development are adequate or will be provided in a timely manner consistent with the Public Facilities and Services planning goal of the Washington State Growth Management Act of 1990, therefore Growth Reserve is not necessary.

Amend. # 15

10847

ArcView 1

esp jots.av      Tools

File Windows Help

Identify Parcel-34
parcel: 0224069009
acres: 47.97
int89: GR-5
zone-d: R-6
zone-d: RS-7200
zone-p: RS-7200
zone-r: RS-15000
taxpayer:

Identify Parcel-351
parcel-no: 0224069012
acres: 6.00
int89: GR-5
zone-est: R-6
zone-old: RS-7200
zone-par: RS-7200
zone-noe: RS-15000
taxpayer: NORRIS ARTHUR

Identify Parcel-825
parcel: 0224069009
acres: 0.97
int89: GR-5
zone-d: R-12
zone-d: RD-3600
zone-p: RD-3600
zone-r: RS-15000
taxpayer:

#403, #404

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**KING COUNTY COUNCIL**

**EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW**

AMENDMENT NUMBER: 16

OFFERED BY: Cynthia Sullivan

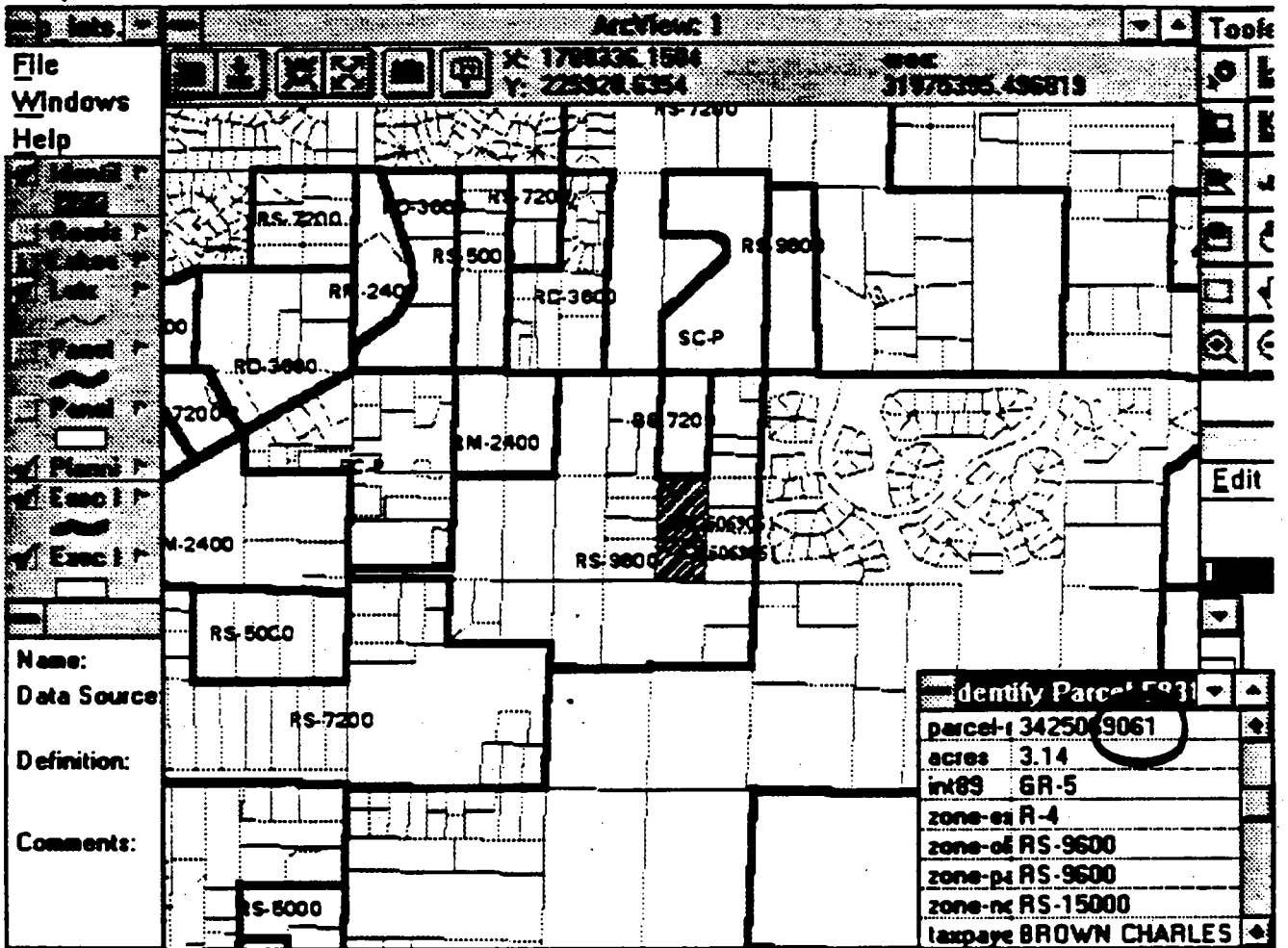
**TOPIC: Area zoning number 68**

Amend Panel Recommended Land Use Map by deleting the Growth Reserve designation from tax lot 61, located in Section 34 Township 25 Range 6.

Amend Panel Recommended Area Zoning by classifying tax lot 61 located in Section 34 Township 25 Range 6 from GR-5 (potential RS-9600) to RS-9600.

**Basis:** The proposed revisions to Title 21A contains development standard that ensure that public facilities and services necessary to support development are adequate or will be provided in a timely manner consistent with the Public Facilities and Services planning goal of the Washington State Growth Management Act of 1990, therefore Growth Reserve is not necessary.

*Amend. #16*



#68, #511

*This map shows a rezoning proposal. Parcel changed some of the adjacent zoning. Subject site is proposed as GR-5 (potential RS-9600) based on parcel number notation.*

# KING COUNTY COUNCIL 10847

EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW

AMENDMENT NUMBER: 17

OFFERED BY: Cynthia Sullivan

*TOPIC: Area zoning number 23 and 25.*

Amend Panel Recommended Land Use Map by deleting the Growth Reserve designation from tax lot 67 and 76 located in Section 27 Township 25 Range 6.

Amend Panel Recommended Area Zoning by classifying tax lot 67 and 76 located in Section 27 Township 25 Range 6 from GR-5 (potential SC-P) to SC-P

Basis: The proposed revisions to Title 21A contains development standard that ensure that public facilities and services necessary to support development are adequate or will be provided in a timely manner consistent with the Public Facilities and Services planning goal of the Washington State Growth Management Act of 1990, therefore Growth Reserve is not necessary.

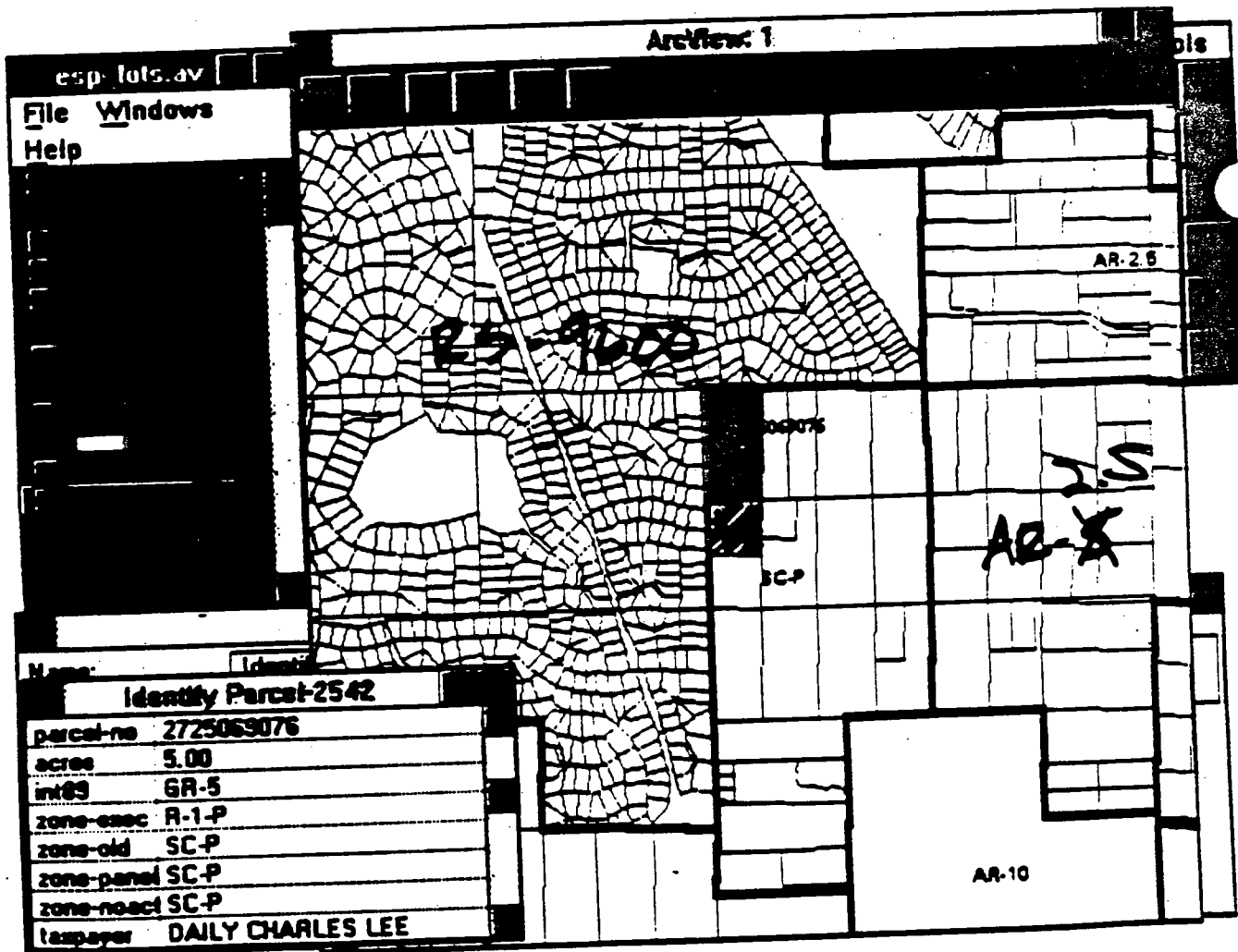
10847

Amend # 17.

VEGETATION WITH FOREST PREFERRED AS THE PREFERRED VEGETATION TO BE INCLUDED IN THE TRACT 3 CLEARING AND GRADING ACTIVITY IN THIS AREA SHALL BE LIMITED TO THE FIVE-MONTH PERIOD FROM MAY 1ST THROUGH SEPTEMBER 30TH EXCEPT FOR THOSE ACTIVITIES EXEMPTED UNDER CHAPTER IV (SEE ESCP AREA ZONING DOCUMENT).

II. Council Staff: CONCUR

III. Panel: GR-5 (POT. SC-P)



# 23



**KING COUNTY COUNCIL**

**East Sammamish Community Plan Update and Area Zoning Review**

Amendments to Substitute Ordinance 92-597

AMENDMENT # 18

OFFERED BY: Larry Phillips

**10847**

**Area Zoning Request #155**

**Amend the Panel-recommended Land Use Map to remove the Growth Reserve designation from the subject property.**

**Amend the Panel-recommended Area Zoning to redesignate the subject property SC-P.**

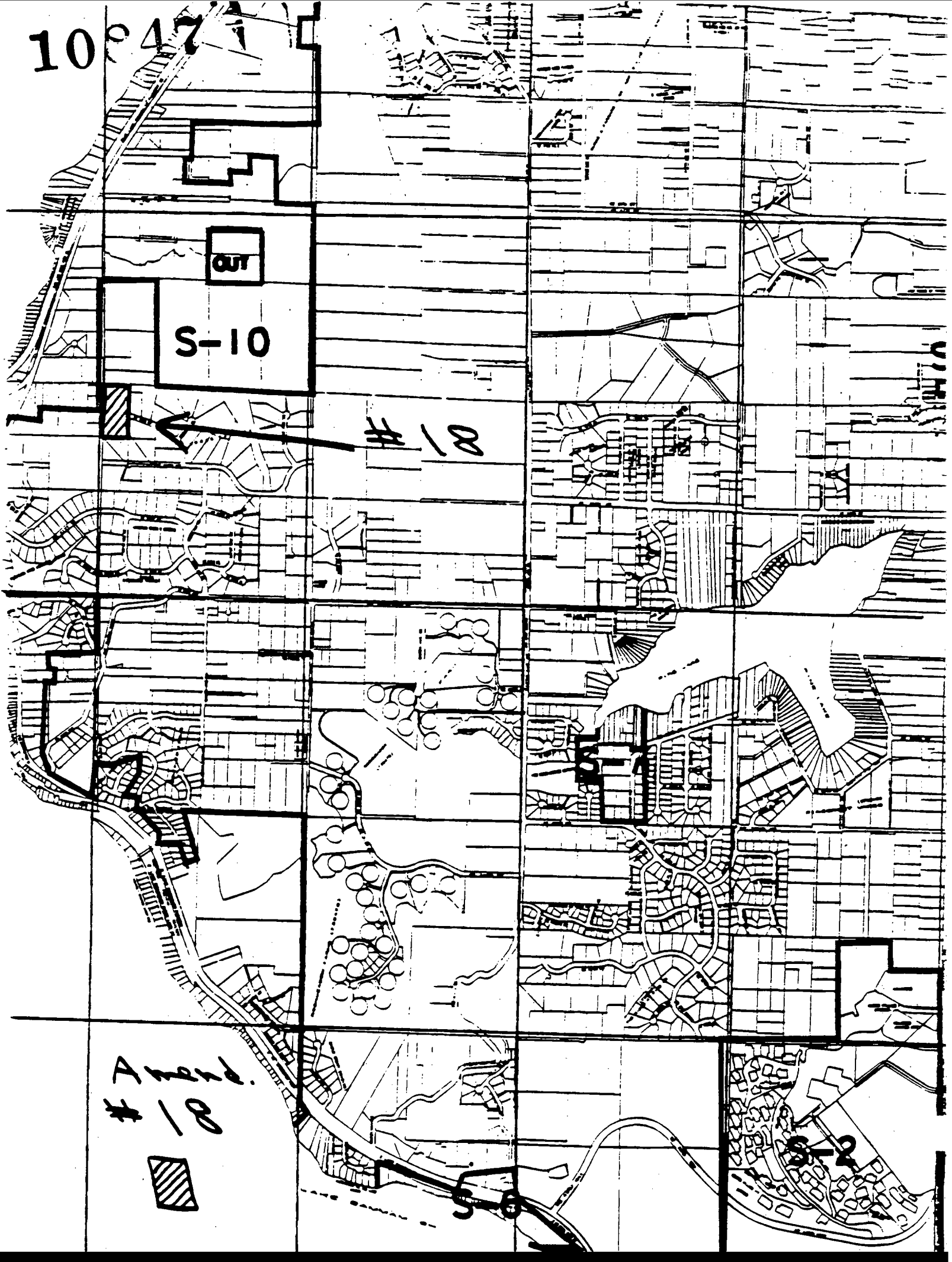
10° 47'

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S-10

# 10

# 10  
13



**KING COUNTY COUNCIL**

**10847**

**East Sammamish Community Plan Update and Area Zoning Review**

**Amendments to Substitute Ordinance 92-597**

AMENDMENT # 19 OFFERED BY: Pullen

Amend the panel-recommended East Sammamish Community Plan by adding the following policy:

**NEW POLICY**

GR-5 zoning be applied to the Beaver Lake Watershed until the Beaver Lake Water Quality Study and the East Lake Sammamish Basin & Nonpoint Action Plan be ratified by the King County Council.

**BASIS:**

It makes sense that zoning be applied only after the plans that determine the effects of the zoning be approved. Both plans suggest zoning and Phosphorus controls be applied. Since both the community and Surface Water Management want to keep Beaver Lake in its natural condition waiting for the plans to be ratified would be the best solution.

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT #

**20**

OFFERED BY: Derdowski

**10847**

Amend the panel-recommended East Sammamish Community Plan by adding the following policy:

**NEW POLICY**

GR-5 zoning be should be applied to the Beaver Lake Watershed until a plan amendment study is completed to determine the appropriate density and development conditions based upon the findings of the Beaver Lake Water Quality Study and the East Lake Sammamish Basin & Nonpoint Action Plan.

The plan amendment study should be transmitted to the Council before June 1, 1994 and should provide a range of alternative densities based upon several levels of phosphorus control and several levels of impact upon Beaver Lake water quality.

**BASIS:**

It makes sense that zoning be applied only after the plans that determine the effects of the zoning be approved. Both plans suggest zoning and Phosphorus controls be applied. Since both the community and Surface Water Management want to keep Beaver Lake in its natural condition waiting for the plans to be ratified would be the best solution.