

KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 33

OFFERED BY: Laing/Derdowski

The following Policy shall be added to the Resource Lands Chapter:

The portion of the East Sammamish Planning Area within the Snoqualmie Valley contains productive, highly-rated agricultural soils. Urban development in this area should be at very low densities clustered away from agricultural soils and limited to uses that preserve these soils and minimize the potential for conflicts with nearby agricultural activity.

BASIS: King County Comprehensive Plan policies, RL-101, RL-102 and RL-302, calling for the encouragement of agriculture, the conservation of farmlands and siting of compatible uses nearby.

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

Amendments to Substitute Ordinance 92-597

AMENDMENT # 34 OFFERED BY: Derdowski

**Mystic Lake Study Area**

Amend the Panel-recommended Land Use by redesignating the subject properties as shown on the attached map

Amend the Panel-recommended Area Zoning by redesignating the subject properties as shown on the attached map

**BASIS:** Portions of the Mystic Lake Study Area should retain their Urban designation based upon the fact that they are substantially unconstrained, partially developed at urban densities, and are located in proximity to higher density urban developments

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GR-5  
(SC-2)

GR-5  
(RS-15000)

GR-5 (X-P)

GR-5  
(SC-2)

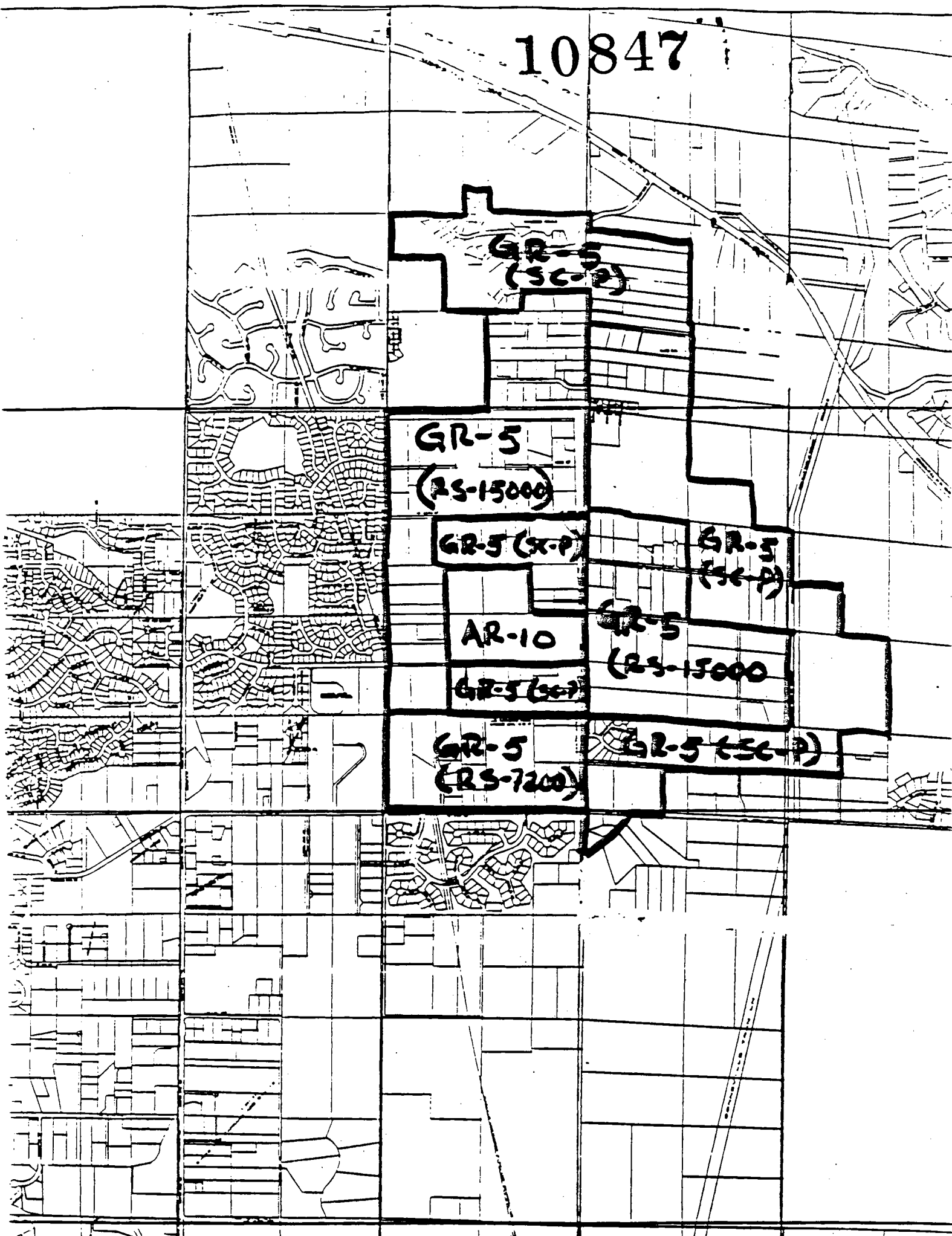
AR-10

GR-5  
(RS-15000)

GR-5 (SC-2)

GR-5  
(RS-7200)

GR-5 (SC-2)



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AMENDMENT # 35 OFFERED BY: Laing/Derdowski

Policy RL-1 shall be revised to read as follows:

Consistent with the covenants and restrictions attached to their deeds, lands with development rights purchased under the King County Farmlands Preservation Program shall have an agricultural zoning designation of at least ~~5~~ 10 acres.

ADD language: Development should be clustered to maximize the agricultural potential of the properties. one home per

**BASIS:** This amendment would affect properties in Happy Valley where the County has obtained the development rights. It would provide the basis for applying zoning that would allow subdivision of those properties consistent with the understanding between the County and the property owner reached at the time that the County purchased the development rights.

MR. PHILLIPS MOVE AMENDMENT NO. 36  
PASSED UNANIMOUSLY  
**KING COUNTY COUNCIL**

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 36

OFFERED BY: Phillips

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The following Policy shall be added to the Resource Lands Chapter:

Parcels near or adjacent to the designated quarry mining area containing mineral resources should be mined to their maximum and feasible extent, consistent with environmental standards. Reclamation and restoration of the site should be done in such a way to facilitate access and development of the site consistent with the Plan's long term land use designation

**BASIS:**

There may be vacant urban and rural lands adjacent to the designated Quarry Mining area that contain gravel resources. These parcels should have the opportunity to be mined for these resources. It is unlikely that the urban lands will be developed at their buildout zoning until areawide service issues as highlighted in policy GM-4 are resolved. In addition, these lands will probably develop only after adjacent quarry mining operations have ceased and have moved away from the immediate area. Examples of sites where this could be an issue include Tax lot #10 north of Issaquah-Fall City Road and the King county Department of Public Works property north of I-90.

# KING COUNTY COUNCIL 10847

## EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW

AMENDMENT NUMBER: 37 OFFERED BY: Cynthia Sullivan

TOPIC: *Wildlife Corridor/Urban Separator P-suffix Conditions*

- A. Amend Chapter V, Wildlife Corridor/Urban Separator P-suffix conditions as follows:
1. (~~At least 50 percent of the site are being subdivided or developed~~) The open space for wildlife corridors and urban separators shall be placed in a separate tract or tracts of undisturbed open space, except for trails or other non-intensive passive recreation improvements authorized by the Department.
- B. Amend the Proposed Plan Land Use map and the proposed "Buildout Vision Land Use" map, contained in Chapters I and II of the ESCP to delete the east-west wildlife habitat network from the easterly most 30.23 acres ~~of the NW 1/4 of the NW 1/4 Section 3, T24, R6, and N 1/2 of the NE 1/4, Section 3, T24 R6. (See attached Exhibits A and B).~~

as shown on attached map.

Main St

10847

215 Ave SE

33

St

12

SE 8 St 13

SE

231 Ave

20

223 Ave SE

St

Ave

SE 24 St

15

236 Ave SE

SE 28 St

SE

Issaquah

SE 30 St

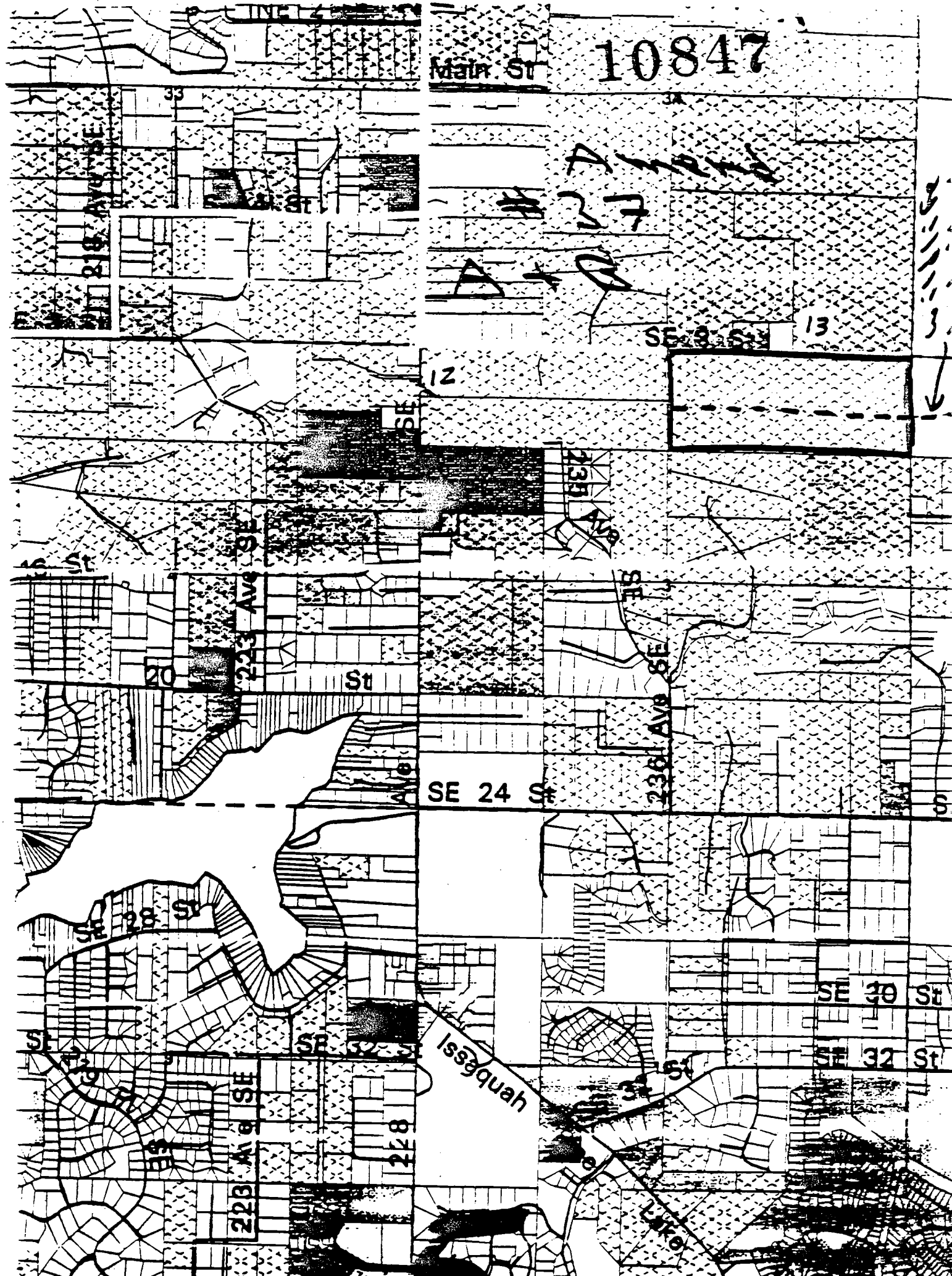
SE 32 St

223 Ave SE

228

Lake

3  
3  
↓



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AMENDMENT # 38

OFFERED BY: \_\_\_\_\_

Several Councilmembers are working on revisions to the proposed wildlife network. An amendment is anticipated. \_\_\_\_\_



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East Sammamish Community Plan Update and Area Zoning Review

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AMENDMENT # 39

OFFERED BY: Derdowski

Amend the Panel-recommended Land Use Map by designating portions of the subject property, shown on the attached map, Urban 1 DU/Acre

Amend the Panel-recommended Area Zoning by redesignating the subject property, shown on the attached map, GR-5 (SC)

BASIS: Consistency with the designation elsewhere of lands included within the Wildlife Network.

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*Amend. #39*

244

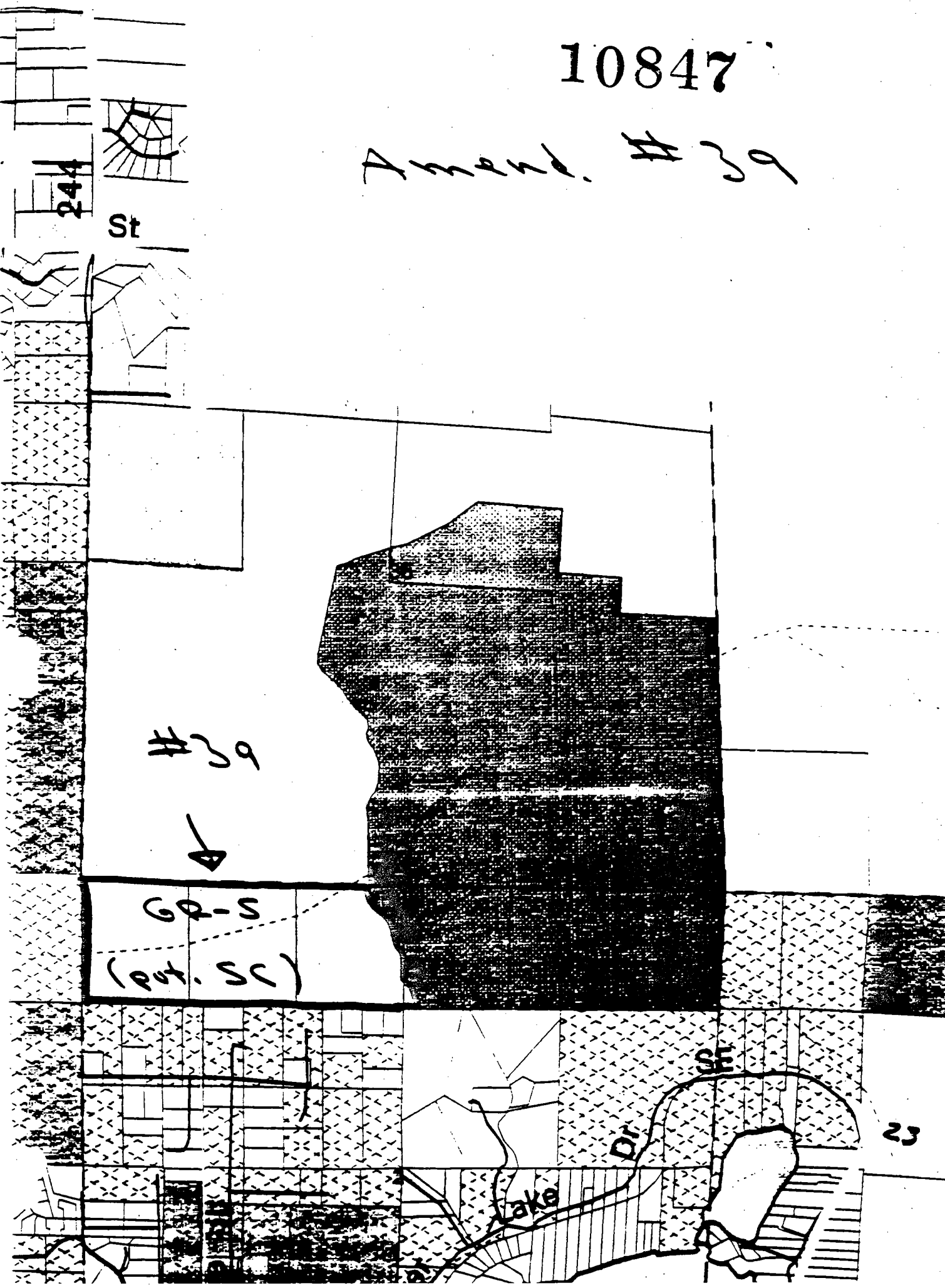
St

*#39*



G.P.S.

(P.G.S.)



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KING COUNTY COUNCIL MEETING  
MONDAY MAY 24, 1993

EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING  
PROPOSED ORDINANCE 92-597

AMENDMENT PACKAGE

SECTION 2

40 -

#	Summary	Introducer
	HAPPY VALLEY	
40	Change the designation from Rural to Multifamily and apply multifamily zoning to area zoning requests 1, 2 & 8	Pullen
41	Change the designation from Rural to Commercial/Office and apply commercial zoning to area zoning requests 1, 2 & 8	Pullen
42	Change a portion of the Happy Valley zoning from AR-10 to AR-5	Derdowski
43	Apply a P-suffix condition to area zoning request #430 (N.W. Pipeline)	Laing/ Derdowski
44	Apply an expanded P-suffix condition to area zoning request #430 (N.W. Pipeline)	Sullivan
	SURFACE WATER MANAGEMENT	
45	Revise and extend the Interim Zoning's surface water retention/detention conditions	Laing/ Derdowski
46	Revise Policy NE-7 to cite a Beaver Lake Management Plan	Pullen
47	Revise Policy NE-4 to cite a Beaver Lake Management Plan	Pullen
48	New policy calling for the designation of a Beaver Lake Wetland Management Area	Pullen
49	New policy calling upon SWM to phosphorus mitigating measures for new development in the Beaver Lake watershed	Pullen
50	New policy calling for clustering in the Beaver Lake watershed	Pullen
51	New policy calling for impervious surface limits in the Beaver Lake watershed	Pullen
52	P-suffix calling for seasonal clearing restrictions in the Beaver Lake watershed	Pullen
53	Revise Policy NE-4 to cite a Pine Lake Management Plan	Pullen/ Derdowski
54	Revise Policy NE-7 to cite a Pine Lake Management Plan	Pullen/ Derdowski
55	Revise Policy R-6 to provide for densities of 2-3 homes-per-acre in the Pine Lake watershed	Pullen/ Derdowski
56	New policy and revision to Policy R-11 to remove multifamily from the Pine Lake watershed	Pullen/ Derdowski
57	Revisions to zoning in the Pine Lake watershed	Pullen/ Derdowski
58	P-suffix calling for seasonal clearing restrictions in the Pine Lake watershed	Pullen/ Derdowski

#	Summary	Introducer
59	P-suffix calling upon SWM to phosphorus mitigating measures for new development in the Pine Lake watershed	Pullen/ Derdowski
60	P-suffixes related to clearing and impervious surface limits for new development in the Pine Lake watershed	Pullen/ Derdowski
61	P-suffixes to apply Ravine Protection Standards in proposed E. Lake Sammamish Basin Plan on an interim basis	Laing/ Derdowski
62	New policy calling for the protection of Patterson Creek aquatic habitat	Laing/ Derdowski
63	P-suffixes for Urban lands within the Patterson Creek Basin (Beaverdam, Trossachs and Aldarra Farm)	Laing/ Derdowski
64	Revised Grand Ridge P-suffix conditions related to surface water	Phillips
<b>ZONING CHANGES WITHIN URBAN AREAS</b>		
65	Change the buildout zoning from SC-P to SE for area zoning requests #208, 222 & 224	Derdowski
66	Change the buildout zoning from RS-15000 to SC for the area including area zoning requests #72, 73, 77, 78, 81, 87 & 90	Derdowski
67	Change the buildout zoning from RS-7200 and RS-9600 to SC-P for several properties northwest of Pine Lake	Derdowski
68	Change the buildout zoning from RS-7200 and RS-9600 to SC-P for several properties northwest of Beaver Lake	Derdowski
69	Change the buildout zoning from RS-7200 to SC-P for several properties west of the proposed Beaverdam development	Derdowski
70	Change the buildout zoning from SC-P to RS-15000 for area zoning request #145	Barden
71	Change the buildout zoning from RS-9600 to RS-15000 for the area near Pine Lake including area zoning requests #87, 190, 193 & 201-203	Derdowski
72	Change the buildout zoning from RS-15000 to RS-9600 for portion of a property west of Sahalee	Laing
73	Change the designation from Rural to Urban and apply urban zoning to area zoning request #309	Sullivan/Sims
74	Change the buildout zoning from SC-P to RS-15000 for area zoning requests #103 and 376	Barden/Sims
75	Change the buildout zoning from SC-P to RS-5000 for an area north of Pine Lake on either side of 228th Ave. SE	Derdowski
<b>KLAHANIE</b>		
76	Apply P-suffix conditions relative to the provision of affordable housing to a portion of the Klahanie MPD	Laing

#	Summary	Introducer
77	Change the zoning from BC-P to SC-P (BC-P) for the Klahanie Commercial Center and apply a P-suffix condition	Laing
78	Change the zoning from BC-P to BN-P for the Klahanie Commercial Center	Derdowski
ISSAQUAH EMPLOYMENT CENTER		
79	Revise Policy CI-9 to recognize existing commercial uses near the intersection of the E. Lake Sammamish Parkway and SE 56th St. (Henry Bacon)	Pullen
80	Revise Policy CI-9 to increase the amount of retail activity permitted within the proposed Employment Center	Derdowski
81	Change the buildout zoning in portions of the Bush Lane area from RM-900-P to RS-9600 and RM-1800-P	Sullivan
UTILITIES		
82	Revise the Puget Power Transmission Project Map	Derdowski
83	Revise Policy FS-10 to remove lower-density Urban areas on septic systems from the LSA	Derdowski
84	New policy to prohibit sewers from the Snoqualmie River Basin	Derdowski
TRANSIT		
85	Revise Policy T-13 call for a Park and Ride lot near the intersection of NE 56th St. and E. Lake Sammamish Parkway	Laing/ Derdowski
86	New Policy calling for a study and pilot program to improve transit service to the Plateau	Nickels
HISTORIC RESOURCES		
87	New Policy calling for an historic district designation for the West Beaver Lake area	Pullen

## East Sammamish Community Plan Update and Area Zoning Review

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AMENDMENT # 40 OFFERED BY: Kent Pullen

Area Zoning Requests 1, 2, &amp; 8

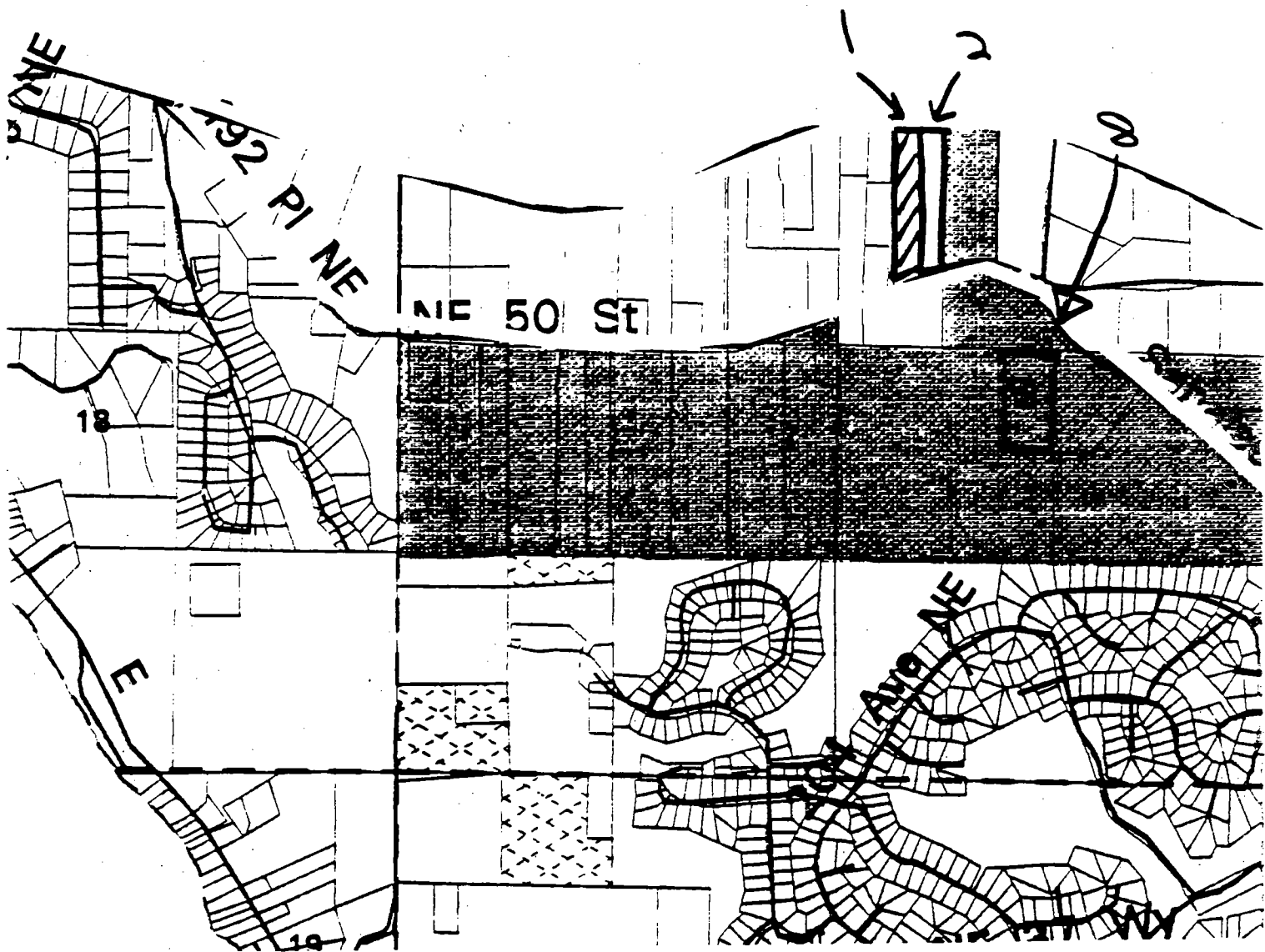
Amend the Panel-recommended Land Use Map to apply the Multifamily designation to the subject property.

Amend the Panel-recommended Area Zoning to redesignate the subject property RM-1800:- SC-P.

1. MR. PULLEN MOVE AMENDMENT NO. 40  
FAILED 2-7, KP, AG, "YES"
2. MR. PULLEN MOVE AMENDMENT NO. 40, as amended,  
delete "RM-1800" insert "SC-P"  
FAILED 3-6, KP, AG, PB, "YES"

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Amend. # 40





East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT #

41

OFFERED BY: Kent Pullen

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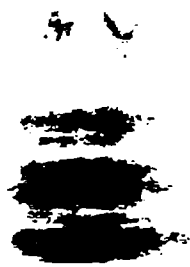
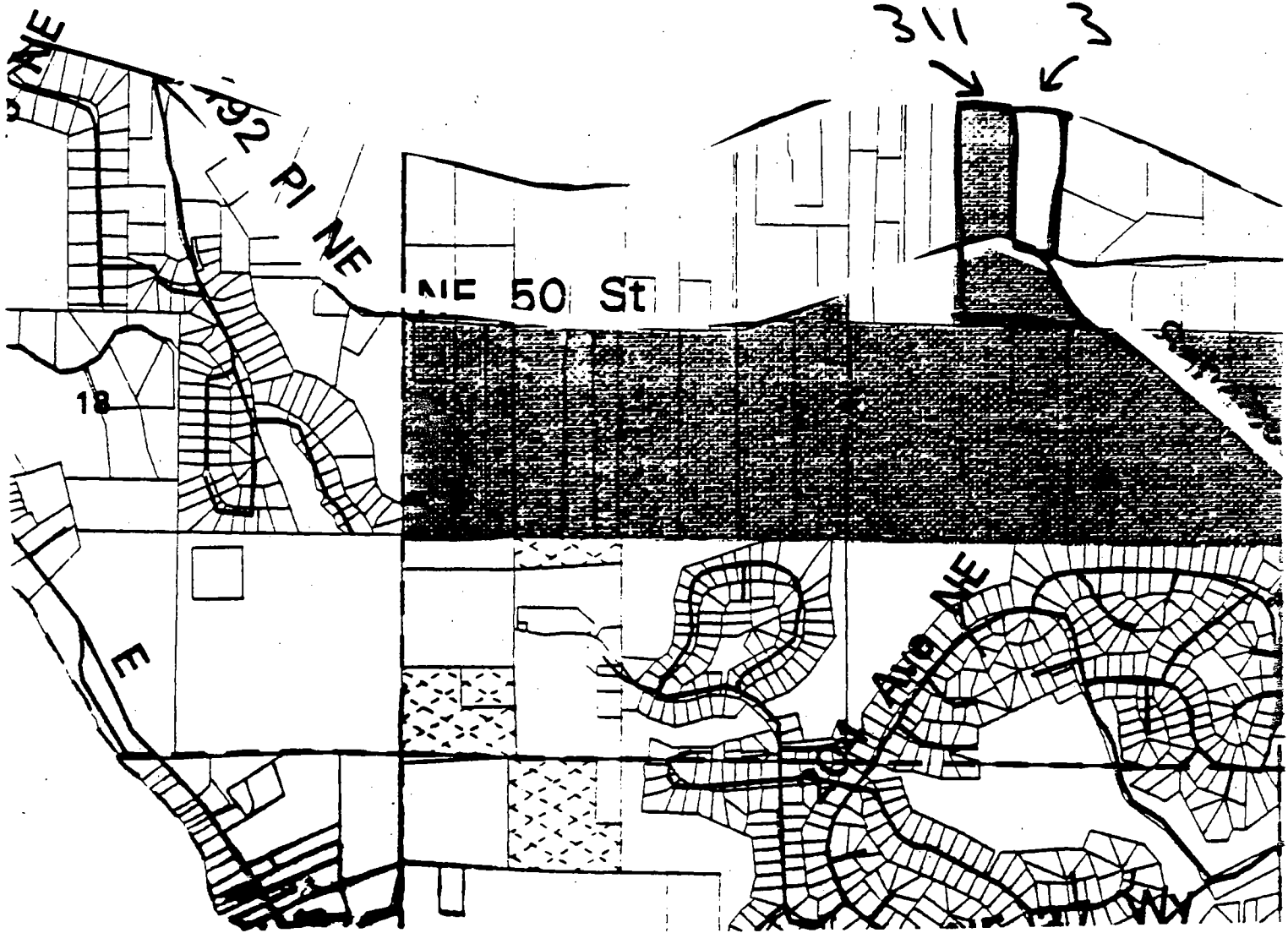
Area Zoning Requests 3 & 311

Amend the Panel-recommended Land Use Map to apply the Commercial/Office designation to the subject property.

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

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Amend. # 41



KING COUNTY COUNCIL

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AMENDMENT # 42 OFFERED BY: Derdowski

Area Zoning Request #9

Amend the Panel-recommended Area Zoning by designating the subject properties, shown on the attached map, AR-5.

BASIS: Recognition of existing lotting pattern.

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*Amend. # 42*

