

10847

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 69

OFFERED BY: Derdowski

Amend the Panel-recommended Land Use Map by designating the subject properties, shown on the attached map, Growth Reserve, Urban 1 DU/Acre.

Amend the Panel-recommended Area Zoning by designating the subject properties, shown on the attached map, GR-5 (SC).

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AMENDMENT # 70 OFFERED BY: Paul Barden

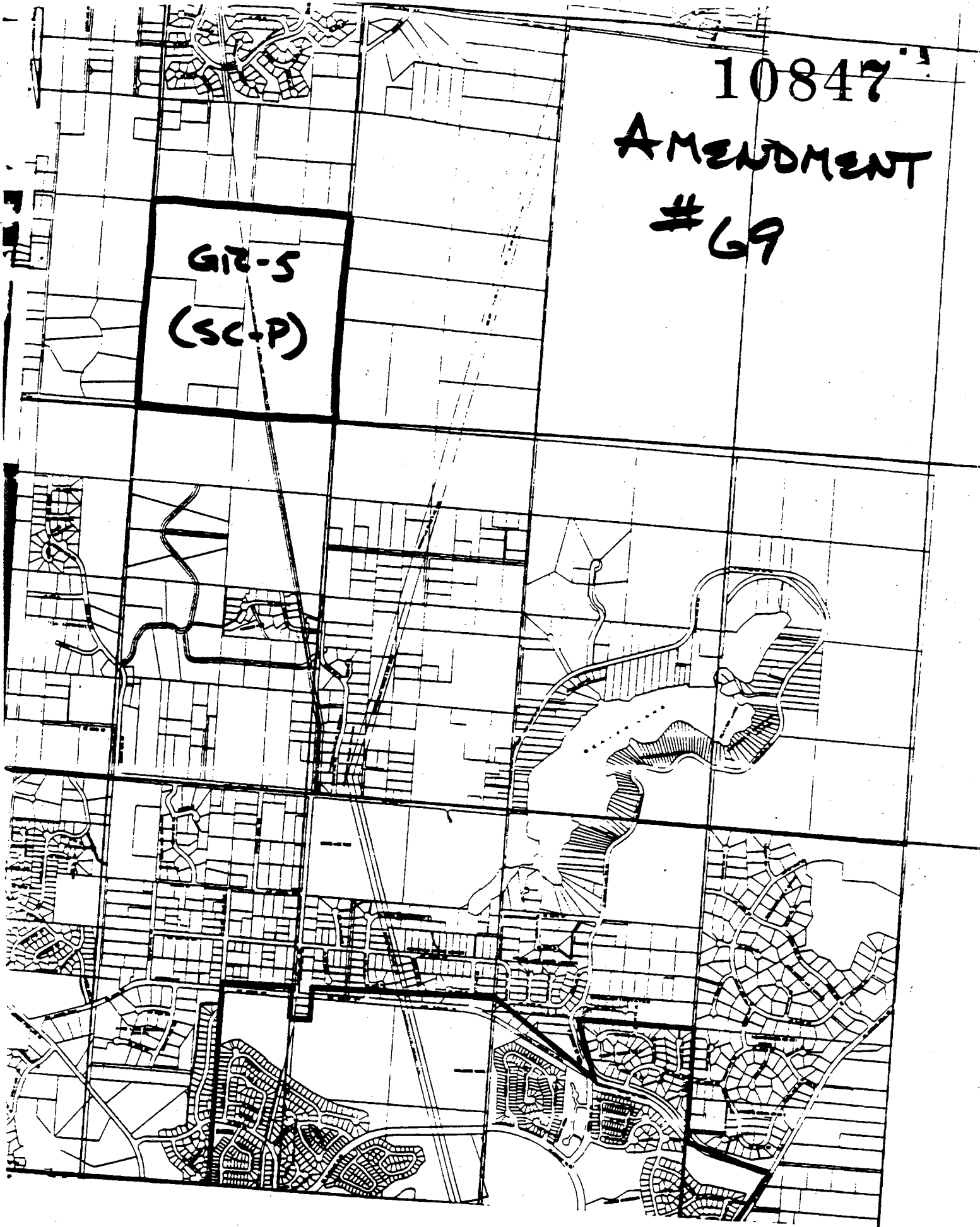
- Amend the proposed East Lake Sammamish Community Plan Land Use Map by designating the subject properties RS-15000
- Amend the proposed East Lake Sammamish Community Plan Area Zoning by applying the RS-15000 designation to the following properties:
  - Tax lot A NW 3-24-6

**BASIS:**

This parcel is adjacent to a 40 lot, 15000 square foot development and is consistent with plan policies R1, R2, R4, R6 and R9.

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AMENDMENT  
#69

G12-5  
(SC-P)



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East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT #

71

OFFERED BY: Derdowski

Amend the Panel-recommended Land Use Map by designating the subject properties, shown on the attached map, Growth Reserve, Urban 2-3 DU/Acre.

Amend the Panel-recommended Area Zoning by designating the subject properties, shown on the attached map, GR-5 (RS-15000).

BASIS: Proposed policy R-6 calling for a density of 2-3 homes per acre in areas where that is the established density of 2-3 homes per acre and little opportunity for higher density infill.

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Main St

218 Ave SE

SE 8 St

13

12

*Demolished*

*70*

SE

238 Ave SE

16 St

223 Ave SE

St

20

Ave

SE 24 St

236 Ave SE

SE

SE 28 St

SE 30 St

SE 32 St

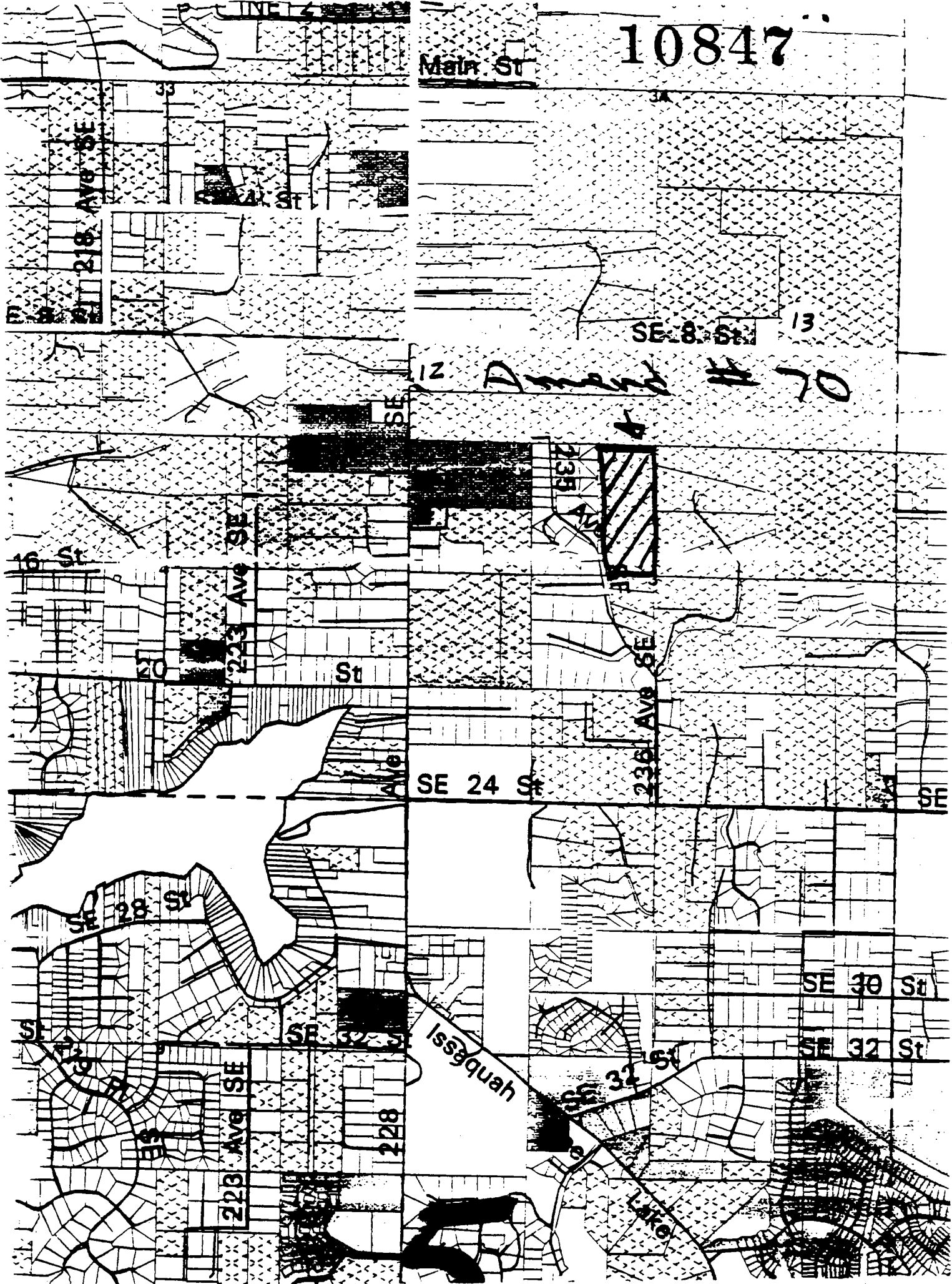
Issaquah

SE 34 St

223 Ave SE

228

Lake



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East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 72 OFFERED BY: Laing

Amend the Land Use Map by redesignating the subject property, shown on the attached map, 4-8 DU/Acre.

Amend the Area Zoning by redesignating the subject property RS-9600.

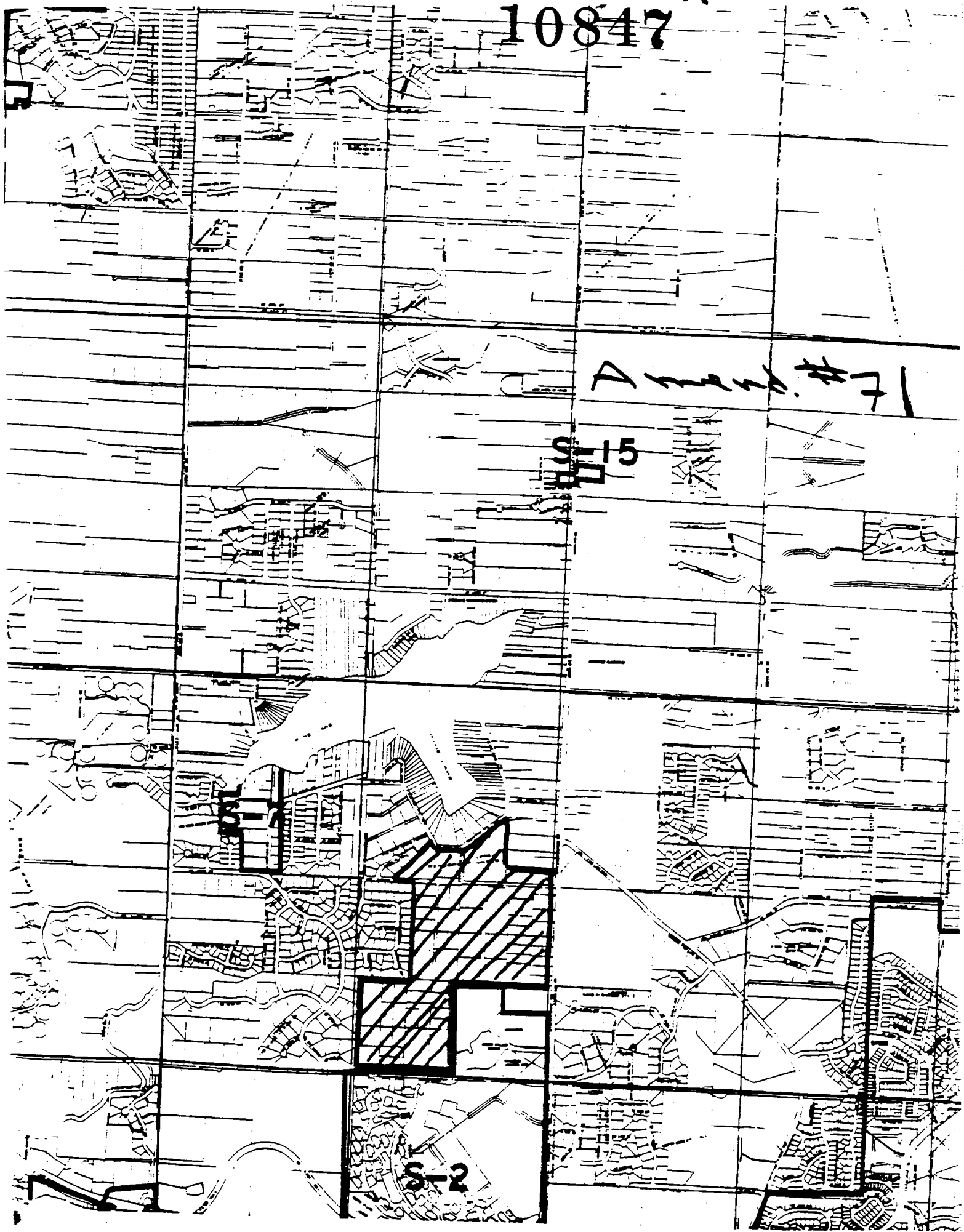
**BASIS:** Timberline Ridge is an approved preliminary plat (Ord. 10782). The proposed amendments will correct a mapping error and will better reflect the density of the approved plat.

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17th St

15

12



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AMENDMENT # 73 OFFERED BY: Sims and Sullivan

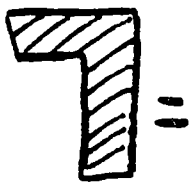
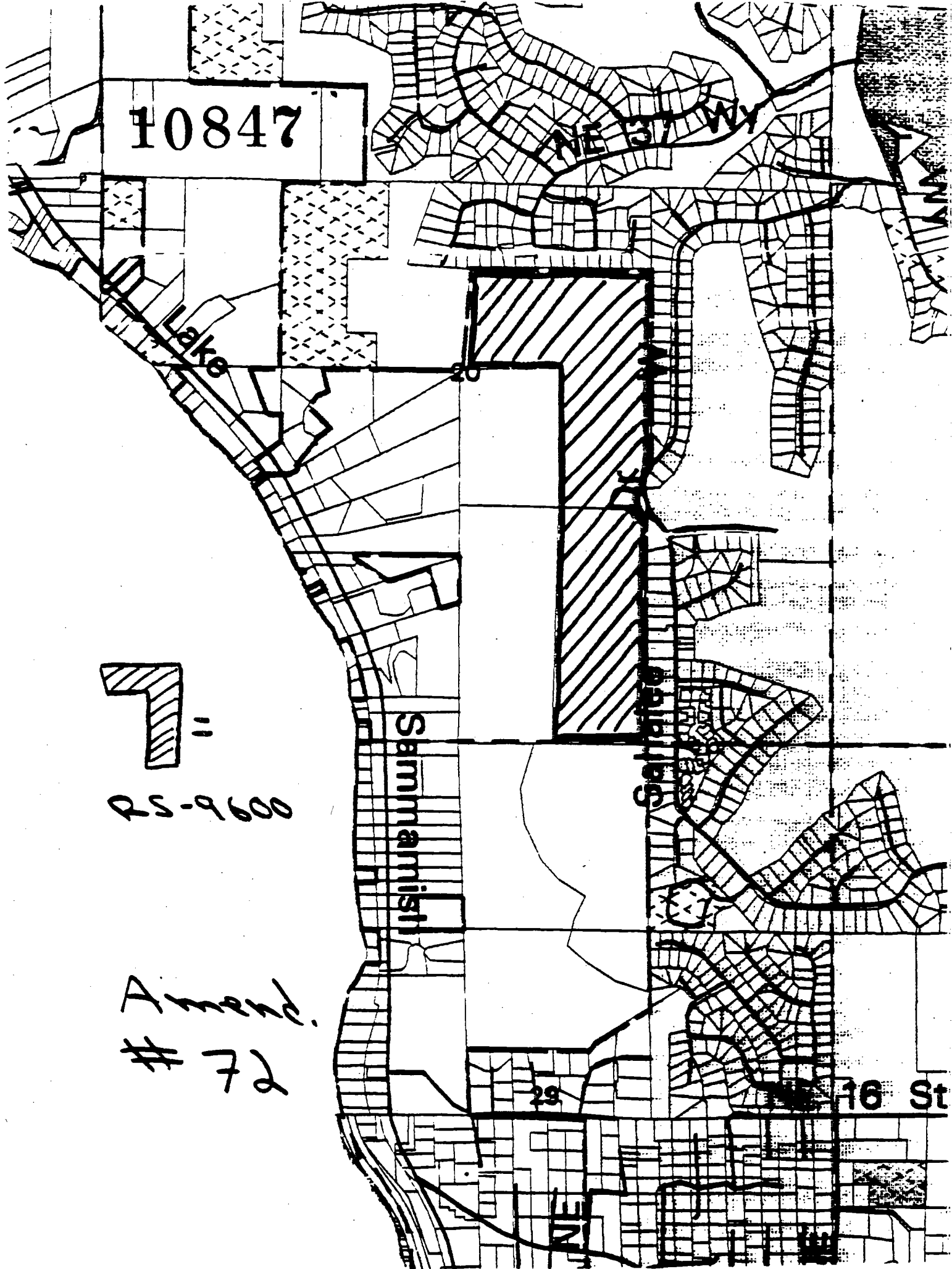
Area Zoning Request #309

Amend the Panel-recommended Land Use Map to apply the 4-8 DU/Acre designation to the subject property.

Amend the Panel-recommended Area Zoning to redesignate the subject property  
~~RS-7200~~- RS-9600-P (Friendly amendment Phillips)

P-Suffix condition requires development to be clustered away from the common boundary with the rural area.





RS-9600

Amend.  
# 72

Amend. #73

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esp\_lots.av ArcView: 1 Tool

File Windows Help

Identify Parcel: 14673

parcel-no:	3525069007
acres:	42.40
int89:	GR-5
zone-exer:	AR-2.5
zone-ol:	AR-2.5
zone-pare:	AR-2.5
zone-noa:	RS-15000
taxpayer:	KLINEBURGER CHRIS

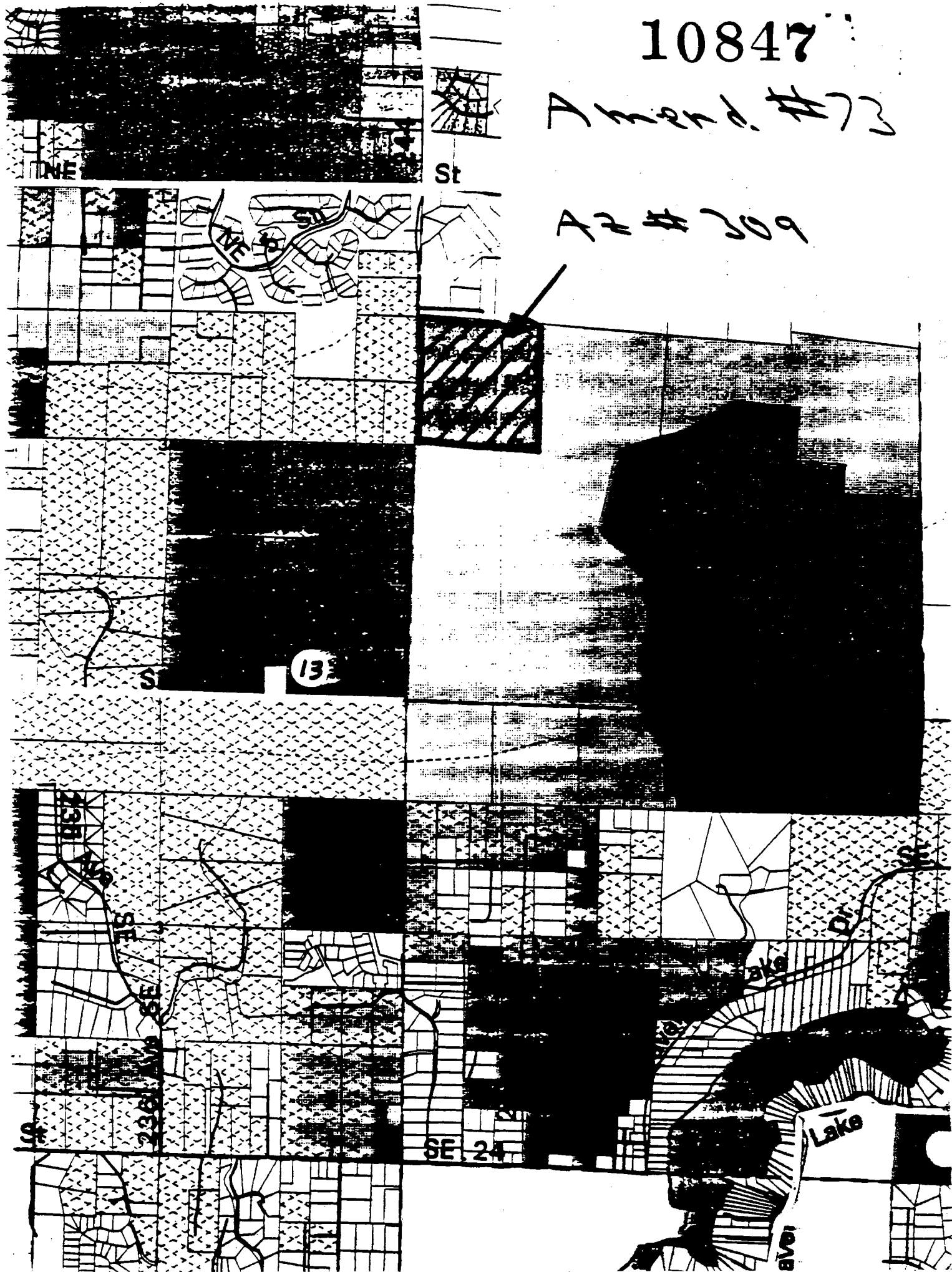
Comments:

#309

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Amend. #73

AP # 209



# 376 & # 102 = AP requests 10847

ArcView: 1

Map interface showing a parcel map with various zoning codes and a data table.

Map labels: RS-9000, RS-7200-P, RS-3000, RS-7200-P

Name	Ident
Identify Parcel (A/C)	
parcel	3425063031
acres	20.80
intRS	GR-5
zone-of	R-1-P
zone-of	SC-P
zone-of	SC-P
zone-of	RS-15000
owner	LEIN JOHN N

Amend. # 74

## East Sammamish Community Plan Update and Area Zoning Review

## Amendments to Substitute Ordinance 92-597

AMENDMENT # 74 OFFERED BY: Barden/Sims

- Amend the proposed East Lake Sammamish Community Plan Land Use Map by designating the subject properties RS-7200
- Amend the proposed East Lake Sammamish Community Plan Area Zoning by applying the RS-7200 designation to the following properties:
  - Tax lots ~~9 and~~ 91 in Section 34-25-6

## BASIS:

These subject properties are adjacent to a new elementary school and within one-quarter mile of two high schools and the Inglewood Center. This zoning is consistent with plan policies R1, R2, R4, R8 and R9.

1. MR. BARDEN MOVE AMENDMENT NO. 74  
FAILED 4-5, PB, KP, CS, RS "YES"
2. MR. LAING MOVE RECONSIDER AMENDMENT NO. 74  
PASSED UNANIMOUSLY.
3. MR. LAING MOVE AMENDMENT NO. 74, AS AMENDED  
PASSED 7-2, AG, BD, "NO"

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AMENDMENT # 75

GRS  
(RS-340)

15

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East Sammamish Community Plan Update and Area Zoning Review

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AMENDMENT #

35

OFFERED BY: Derdowski

Amend the Panel-recommended Land Use Map by designating the subject properties, shown on the attached map, Growth Reserve, Urban 4-8 DU/Acre.

Amend the Panel-recommended Area Zoning by designating the subject properties, shown on the attached map, GR-5 (RS-5000).

prices shall be established for each division based on the amount income-eligible households can afford assuming a 10% down payment and standard lending practices.

- E. It is the continued goal to have a housing mix of affordable for-sale and rental units in Klahanie, and the developer shall cooperate with the King County PCDD toward that end.

**BASIS:** Amendment recommended by Planning and Community Development Division staff. It would clearly establish the conditions for development of remaining residential property in Klahanie to ensure the provision of the required affordable housing.



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East Sammamish Community Plan Update and Area Zoning Review

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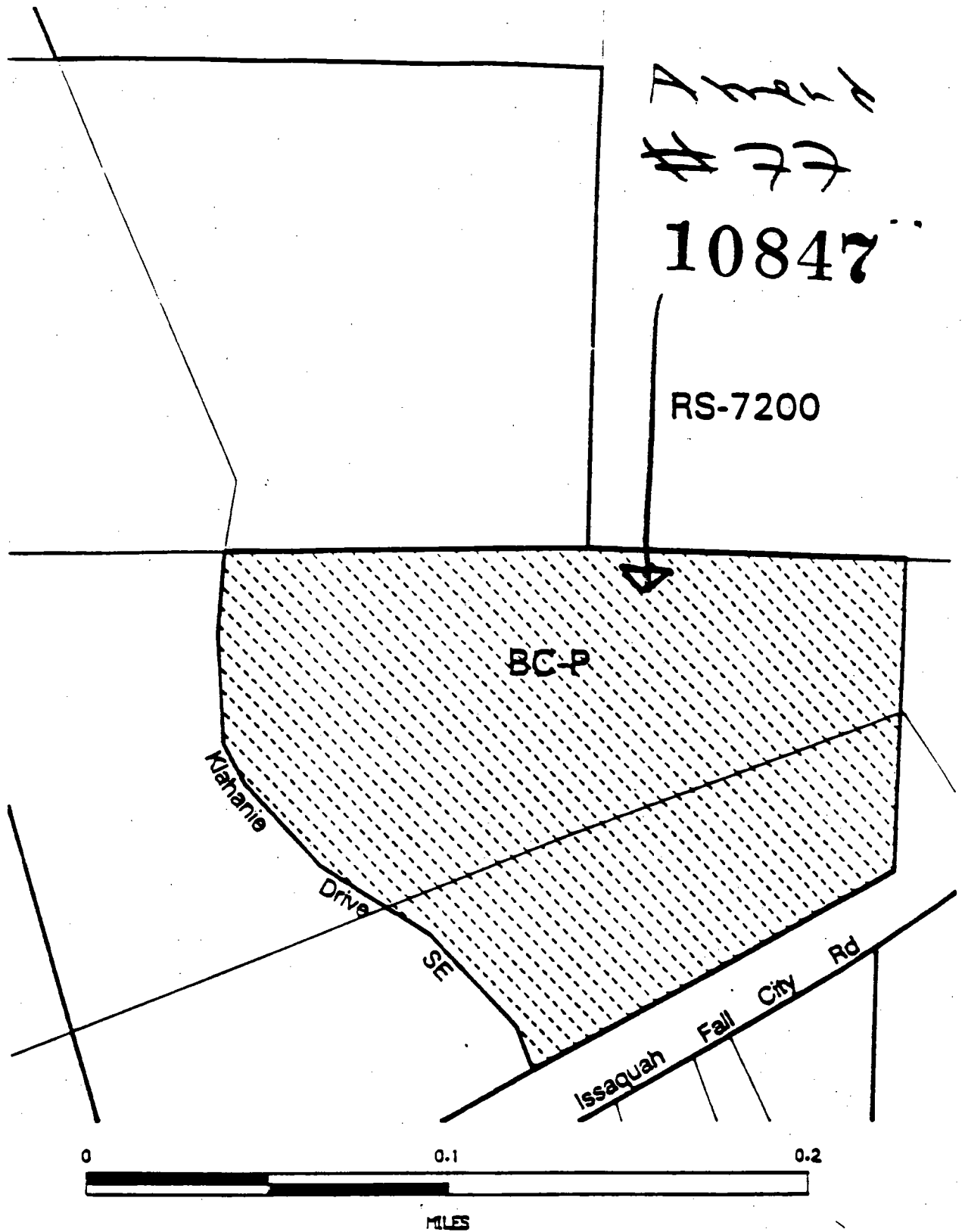
AMENDMENT # 36 OFFERED BY: Bruce Laing

The following p-suffix condition shall govern housing development on the subject property (shown on attached map) in order to fulfill the balance of the affordable housing required for Klahanie pursuant to the conditions of the original Klahanie rezone (Ordinance No. 6497, DDES File No. 134-80-R) Condition No. 6:

- A. This multi-family parcel shall be set aside for future affordable housing development. When the planning and Community Development Division (PCDD) has assessed affordable housing performance on prior divisions of Klahanie, PCDD shall release portions of this parcel for development, and a housing covenant shall be recorded which specifies the remaining MPD affordable housing obligation to be fulfilled within this parcel.
- B. Affordable housing covenants must be signed and recorded before any portion of this parcel is sold or before any plat is recorded or building permit issued. Because this is the final major residential phase of Klahanie, covenants shall be negotiated jointly by King County, the Klahanie developer, and the builder who will purchase the parcel.
- C. Rental housing that will be credited toward the MPD affordable housing requirements must meet the following criteria: The units must be rented to income-eligible households (low, moderate, and medium) at a rental rate no greater than 30% of household income. PCDD shall establish annually maximum incomes for low, moderate, and median-income households, adjusted for household size. Prior to issuance of the building permit, the property owner shall agree to report on household income, household size, and rental rate for a period of five years to assure compliance with the MPD requirements. A housing covenant shall be recorded which specifies the number of affordable units to be provided within the project.

The limit of 30% of income for rent is based on the standard used in federal housing programs. If this standard is changed, King county may increase the proportion of income dedicated to rent for units meeting the affordable housing requirements in Klahanie.

- D. For-sale housing that will be credited toward the MPD affordable housing requirement shall meet the following criteria: A housing covenant shall be recorded which specifies the number of affordable units to be provided for each income category (low, moderate, and median), the maximum income of households to purchase housing, and maximum house prices in each income category. PCDD shall establish annually maximum incomes for low, moderate, and median-income households, adjusted for household size. Maximum house



# Klahanie Village Shopping Center

 Commercial Area

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East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 78

OFFERED BY: Derdowski

Area Zoning Request # 410

Amend the Panel-recommended Area Zoning by designating the subject property BN-P.

**BASIS:**

- Does not meet the King County Comprehensive Plan locational requirements (Policy CI-305) because it would be too close other community business centers and the Issaquah activity center and it would not be located at the intersection of two principal arterials.
- Does not meet the King County Comprehensive Plan service area requirements (Policy CI-302) since existing community business centers are adequate to serve the expected growth in the planning area.
- Not consistent with the original MPD agreement which showed the commercial center at a more central location and specified that it should be large enough to serve the everyday shopping needs of Klahanie residents.

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East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 79

OFFERED BY: Pullen

Amend the Panel-recommended East Sammamish Community Plan by revising propose policy CI-9 as follows:

Support services shall only make up 20% of the total land area designated for Employment Center development and shall be located in such a way that encourages safe pedestrian access from surrounding existing and planned industrial and office development. Properties with existing retail uses at the intersection of E Lake Sammamish Parkway and SE 56th Street should be designated for office, light industrial and retail uses.

Amend. # 78

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sp lots.a ArcView: 1 Tools

File Windows Help

**Identify Parcel 12820**

parcel-no	1424069093
acres	8.78
int89	S-R-P
zone-esec	BC-P
zone-old	BC-P
zone-panel	BC-P
zone-noact	BC-P
taxpayer	LOWE ENTERPRISES NW I

**Identify Parcel 12902**

parcel-no	1424069090
acres	4.03
int89	S-R-P
zone-esec	BC-P
zone-old	BC-P
zone-panel	BC-P
zone-noact	BC-P
taxpayer	LOWE ENTERPRISES NW I

#410

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KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 80

OFFERED BY: Derdowski

Amend the Panel-recommended East Sammamish Community Plan by revising propose policy CI-9 as follows:

Support services shall ~~only~~ make up ~~20%~~ ~~no more than~~ ~~35%~~ of the total land area designated in the ~~East Sammamish Plan~~ for Employment Center development and shall be located in such a way that encourages safe pedestrian access from surrounding existing and planned industrial, ~~and~~ office ~~and~~ retail development.

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 81 OFFERED BY: Cynthia Sullivan

Bush Lane Subarea: Area Zoning Request # 270, 271, 273-276, 280, 283, 285, 289 and 341

Amend the Panel-recommended Land Use Map for portions of the subject area, as shown on the attached map, from Commercial/Office to Multifamily

Amend the Panel-recommended Land Use Map for portions of the subject area, as shown on the attached map, from Commercial/Office to Industrial/Employment Center

Amend the the Panel-recommended Area Zoning by redesignating portions of the subject area, as shown on the attached map, from GR-5 (RM-900-P) to M-P-P

Amend the the Panel-recommended Area Zoning by redesignating portions of the subject area, as shown on the attached map, from GR-5 (RM-900-P) to RS-9600 (RD-3600)

Amend the the Panel-recommended Area Zoning by redesignating portions of the subject area, as shown on the attached map, from GR-5 (RM-900-P) to RM-1800





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# AMENDMENT #81

Lakeside Properties

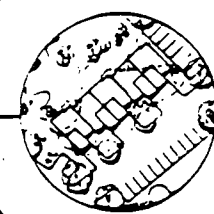
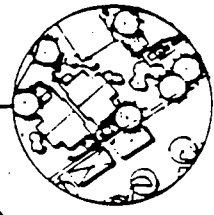
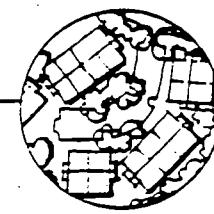
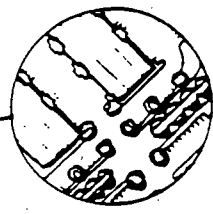
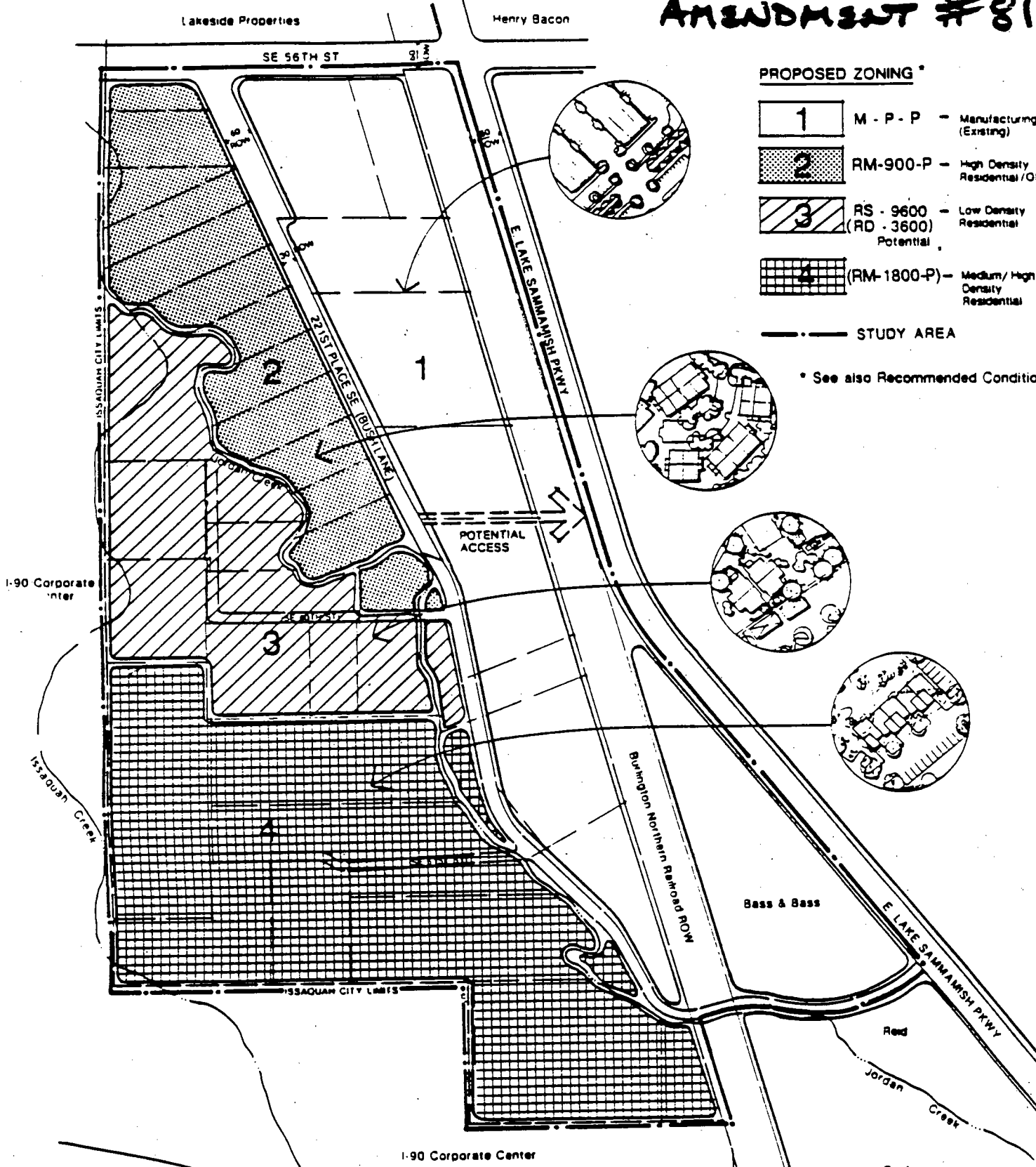
Henry Bacon

### PROPOSED ZONING \*

-  1 M - P - P - Manufacturing Park (Existing)
-  2 RM-900-P - High Density Residential/Office
-  3 RS - 9600 - Low Density Residential  
RD - 3600 Potential
-  4 (RM-1800-P) - Medium/High Density Residential

--- STUDY AREA

\* See also Recommended Conditions



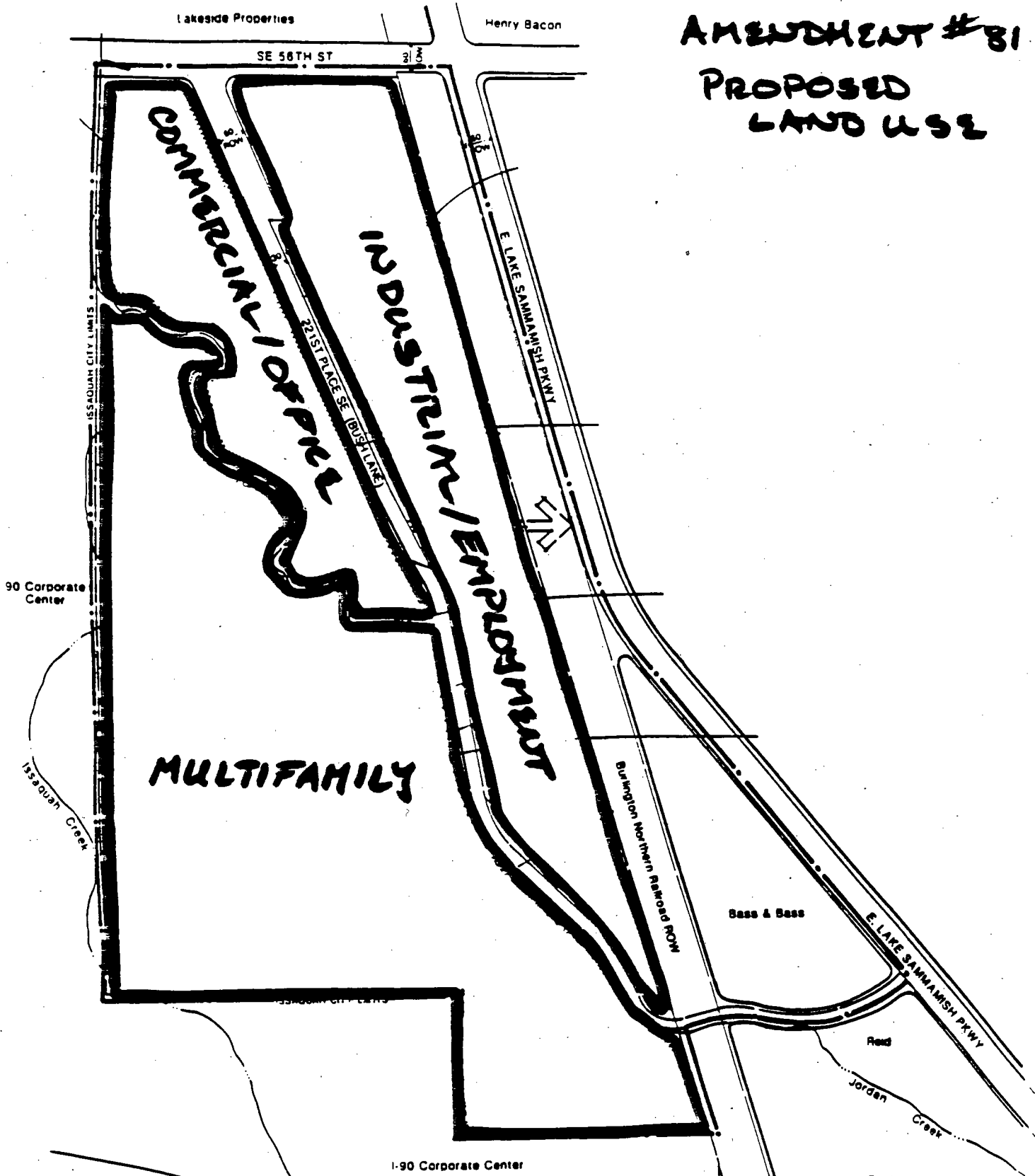
I-90 Corporate Center



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AMENDMENT #81

PROPOSED  
LAND USE



**KING COUNTY COUNCIL**

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

**Amendments to Substitute Ordinance 92-597**

AMENDMENT # 82 OFFERED BY: Derdowski

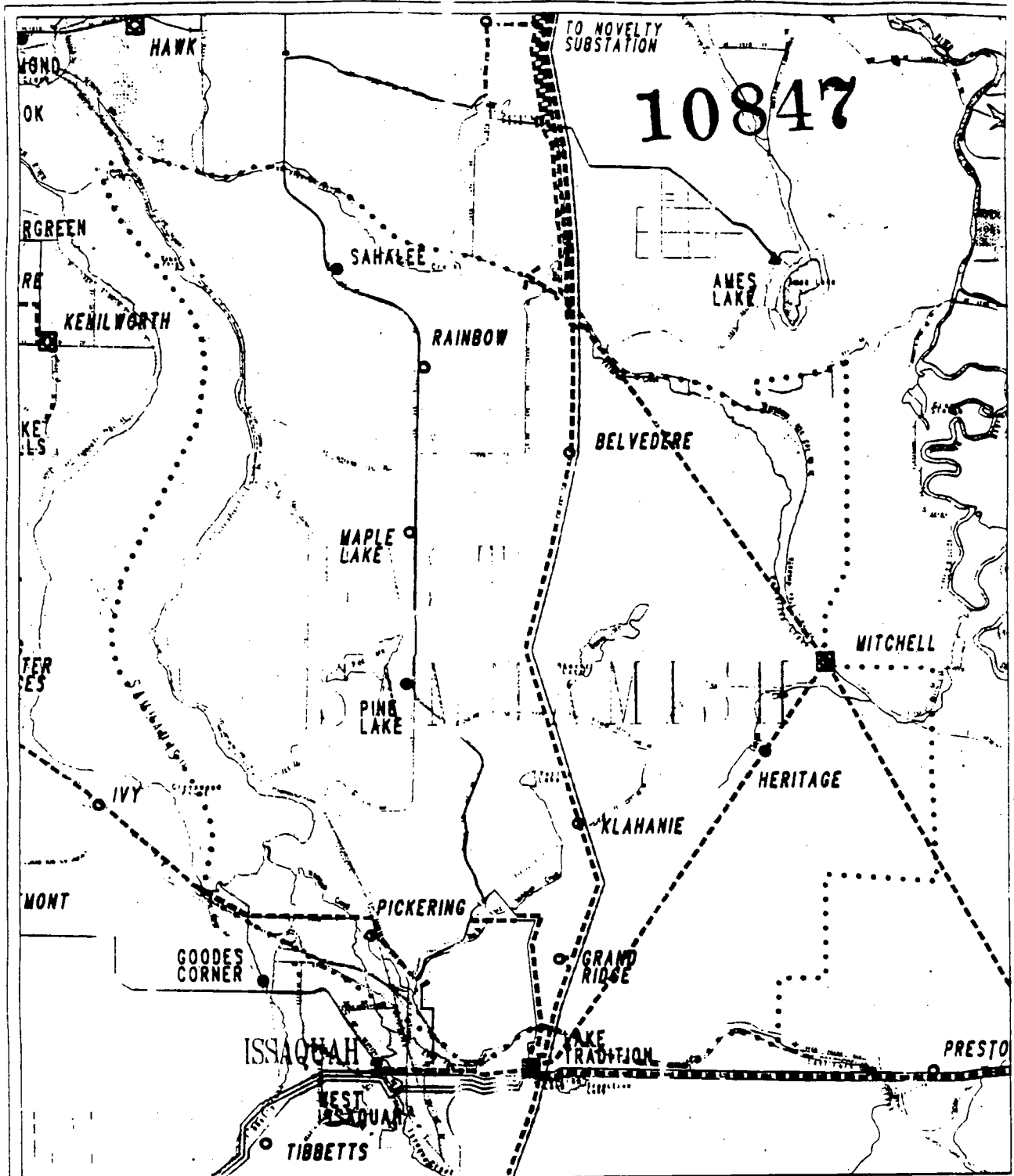
**Puget Power Transmission Project Map**

Amend the Puget Power Transmission Project Map by adding the information shown on the January 1993 Puget Power Map (attached) with the following note:

Note: This map is provided for informational purposes only and does not represent any endorsement of the proposed facilities shown herein.

**BASIS;**

The January 1993 Puget Power Map depicts facilities owned and operated by Puget Power and proposed facilities in the planning area.



Map 2  
**ELECTRICAL  
 TRANSMISSION SYSTEM**  
 PROPOSED FACILITIES  
 KING COUNTY  
 EAST SAMMAMISH  
 PLANNING AREA

- LEGEND**
- EXISTING:**
- TRANSMISSION LINES**
- 138KV
- 230KV
- PROPOSED:**
- STATIONS**
- PLANT** **OTHER** **PLANT**
- TRANS SWITCH** **DISTRIBUTION**
- OTHER facility owned/operated by utility other than Puget Power**

No. 55

This map schematically depicts facilities owned and operated by Puget Power and Electric, Public Utilities. Actual facility locations may not have been fully completed and may differ from those depicted. This map may not depict all facilities belonging to other utilities.

Proposed facilities shown on this map schematically depict general locations and possible alignments based on Electric System demand forecasts and are subject to change as forecasts are updated. Proposed alignment operating along existing transmission lines indicate the location of these facilities.

Note: This map is provided for informational purposes only and does not represent any endorsement of the proposed facilities shown herein.

**DRAFT**

For further information contact: Gerry Frye (206)492-3035  
 Puget Sound River & Light Co., P.O. Box 97014, Puyallup, WA  
 December 14, 2003-7/14

**PUGET POWER** Land Planning 05  
 January 1993

**PE**  
 Not to scale

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East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 83 OFFERED BY: Derdowski

Amend the Panel-recommended East Sammamish Community Plan by revising proposed policy FS-10 as follows:

FS-10 Public sewers are the preferred method for wastewater treatment in Urban Areas, including Urban Reserve Areas. ~~Areas that are currently served by properly functioning septic systems should not be included within the sewer local service area. Extensions of the local service area boundaries into these areas should occur only as a result of a documented public health hazard or in conjunction with a development proposal.~~

in areas with little development potential

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East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 84

OFFERED BY: Derdowski

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

**New Policy**

To promote efficient provision of urban services and protect important aquatic habitat, sewers should not be extended into the Snoqualmie River Basin except in response to documented threats to public health from failing septic systems.

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East Sammamish Community Plan Update and Area Zoning Review

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AMENDMENT # 85 OFFERED BY: Laing/Derdowski

Amend proposed policy T-13 to read as follows:

T-13 Metropolitan King County Government should establish Park and Ride facilities in the East Sammamish Community Planning Area. Park and Ride facilities should be built along 228th Avenue and/or adjacent to and connect with existing or proposed community or neighborhood centers or within the employment center located around the intersection of E. Lake Sammamish Parkway and SE 56th Street. Establishment of a site near, but to the north of, I-90 should be a high priority response to current and anticipated I-90 access problems.

BASIS: A transit center is proposed as part of a Grand Ridge MPD but approval of the MPD, as proposed by the Executive, may depend upon unresolved groundwater issues. Even if an MPD is approved as part of this plan, it could be many years before a transit center is built, with I-90 access problems increasing in the interim.

A park and ride along E. Lake Sammamish Parkway might be feasible in the short-term through either land acquisition of a long-term lease. Location of a park and ride there could alleviate I-90 access problems that are central to the Growth Reserve discussion.

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

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AMENDMENT # 86

OFFERED BY: Greg Nickels

Add the following new policy to the Transportation Chapter:

~~The METROPOLITAN~~ Government shall (Sullivan friendly amendment)  
~~King County and Metro should cooperatively~~ address the transit needs of planning  
area residents. A jointly-funded study should be conducted in a currently-  
developed area representative of the range of densities and housing types planned  
for the urban area of East Sammamish. The study should include a survey of  
residents present commuting patterns as well as non-work-related travel and  
preferences for transit improvements. Innovative transit solutions should be  
investigated to identify those that might best respond to the identified needs of  
area residents and a pilot project should be funded to implement the study's  
findings.

Amend the list of Transportation Improvement Projects to include the following  
project:

Project Name Plateau Transit Study

Priority High

1992 Cost \$50,000

Agency ~~The METROPOLITAN~~ Government (CS friendly)  
King County and Metro

CIP New

Description Conduct a study of transit alternatives to serve current and  
planned urban densities and identify the elements of a pilot  
program to test the feasibility of expanded transit service for the  
planning area.

East Sammamish Community Plan Update and Area Zoning Review

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AMENDMENT # 87 OFFERED BY: Pullen

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

**NEW POLICY**

An Historic district designation for the West Beaver Lake neighborhood (near the corner of SE 24th & West Beaver Lake Drive) should be pursued directly with the King County Office of Historic Preservation.

**BASIS:**

This neighborhood is made up of old summer cabins, some dating more than 60 years. These cabins give Beaver Lake its neighborhood character. These structures have disappeared from other urban lakes. These cabins are an important source of affordable housing in the Sammamish Plateau. Jeanne Detlor's residence, build in 1926 should be added to the Historic Resources Inventory.



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**KING COUNTY COUNCIL**

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

**AMENDMENT NUMBER:** 68

**OFFERED BY:** LAING

***TOPIC: P-suffix conditions relating to basin plans***

Add to Chapters III Surface Water Management P-suffix Conditions and to Chapter IV Clearing and Grading P-suffix Conditions, the following paragraph:

The P-suffix conditions in this chapter shall be subject to review and possible modification or replacement in each of the basins, without a plan amendment study, upon completion of council review and adoption of the East Sammamish and Issaquah Creek Basin Plans, and the proposed ordinance implementing the Bear Creek Basin Plan. The standards for the Patterson Creek Drainage Basin shall also be subject to reconsideration for consistency with the East Sammamish Basin Plan.

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East Sammamish Community Plan Update and Area Zoning Review

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AMENDMENT # 89 OFFERED BY: SIMS

Revise the Potential Zone Reclassification Requirements to read as follows:

King County may reclassify GR-5 zoning, in whole or in part, to its potential zone, or it may accept an application for a zone reclassification, ~~or accept an application for a Master Planned Development in the Grand Ridge subarea,~~ when:

- 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 county roads providing (and city (BL friendly))
- 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, Recreation and Open Space Functional Plan is adopted, setting standards to assure appropriate levels of park and recreation services, and new development will not bring service levels below those standards; and

MR. DERDOWSKI MOVE AMENDMENT NO. 10  
PASSED 3-1, PB "NO"  
MR. DERDOWSKI MOVE RECONSIDER AMENDMENT NO. 10  
FAILED 4-5, BD, BL, LP, RS "YES"

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EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING

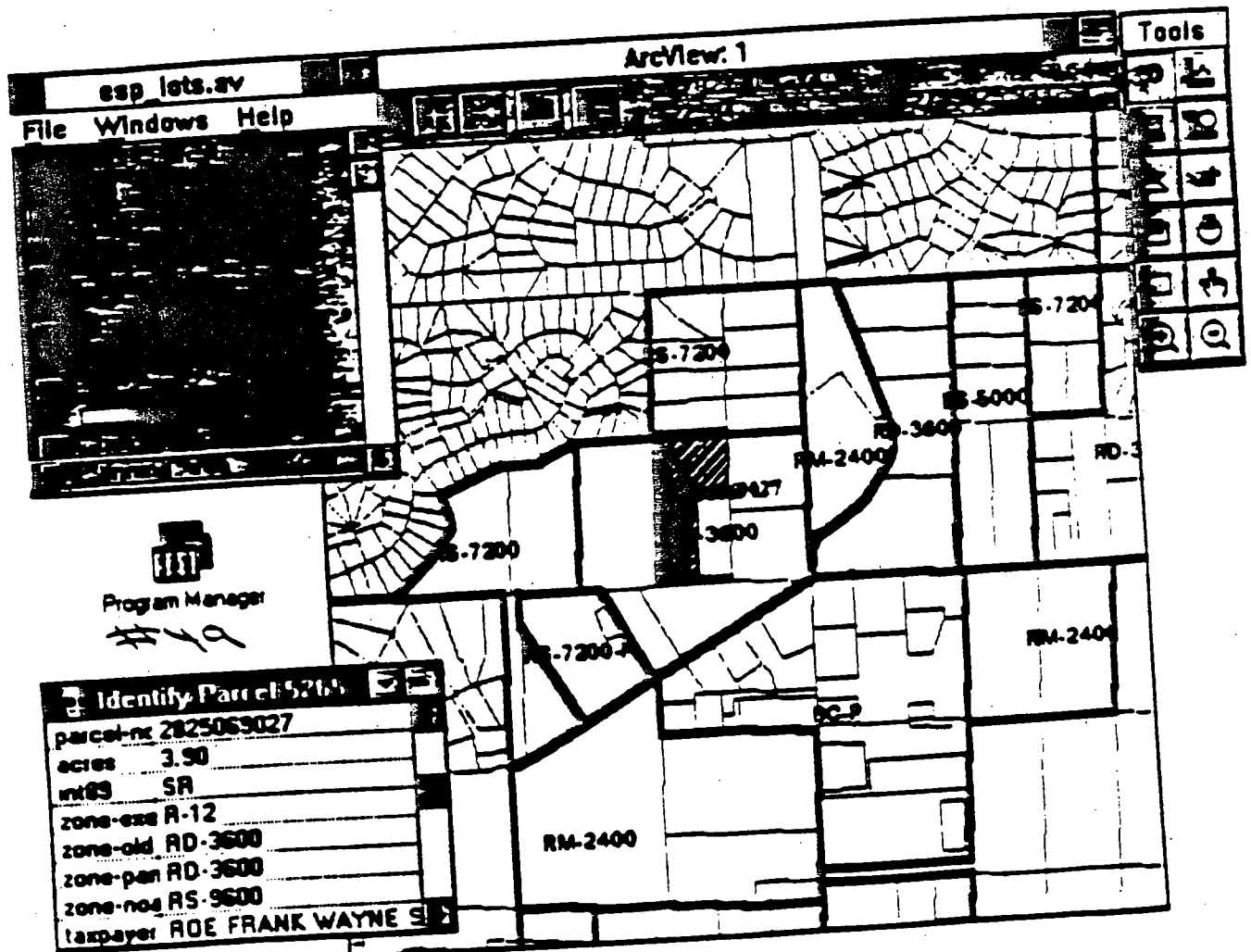
AMENDMENT # **90**

OFFERED BY: Derdowski

Area Zoning Issue # 49

Amend the Executive's proposed Land Use Map by designating Tax lot 27, located in Section 28-25-6 to Multifamily.

Amend the Executive's proposed Area Zoning by designating the tax lot 27 to GR-5 potential RM-2400.



AMENDMENT #91 (VERBAL)

Regarding tabled Aldarra/Trossarchs motion:

MR. DERDOWSKI MOVE to designate this area growth reserve,  
potential S-C.

FAILS 1-7, BD "YES", KP EXC.

MR. DERDOWSKI MOVE growth reserve, potential 15,000.

FAILS 4-5, BD, CS, RS, BL "YES"

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East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # d2 OFFERED BY: Sims

Add the following to the end of the first paragraph on page 259 of the Executive Proposed Area Zoning;

Any portion of a property shown to King County's satisfaction through detailed environmental analysis to be outside a tributary area, swale, corridor or other subarea delineated in this chapter, shall not be subject to the P-suffix conditions set forth in this chapter for that subarea. This exclusion shall not preclude King County from applying other conditions needed to protect wetland functions in accordance with the procedural requirements and King County's responsibilities under the State Environmental Policy Act.

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East Sammamish Community Plan Update and Area Zoning Review

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AMENDMENT # 93 OFFERED BY: SIMS

Amend Chapter IV of the Area Zoning, Clearing and Grading P-Suffix Conditions, Vegetation Retention in Rural Areas section, as follows:

~~The P-suffix conditions set forth in this chapter shall expire and be superseded if Countywide standards for clearing are adopted as part of KCC Title 16.~~

Vegetation Retention in Rural Areas- Areawide

Protection of natural vegetation coverage moderates surface water runoff and erosion and protects the integrity of stream channels. Removing forest cover increases the peak rate of surface runoff. Forest cover intercepts falling rain, absorbs water through roots and creates an absorbent duff layer on the forest floor.

The standards in this section apply to all rural zoned land in the planning area (except for the stricter limits set forth in Chapter III of the Area Zoning for Master Drainage Plans).

1. ~~In the Rural Area zones (AR-2.5, AR-5, AR-10) the following a 35 percent limits on clearing and other site disturbance shall apply to the gross area of a proposed subdivision or of an individual lot, depending on the type of development application. If applied to a subdivision, individual lots within the subdivision are not subject to the requirements yet again at the time of building-permit application. each lot in a subdivision or short subdivision within the ((drainage basins specified below)) Rural Area zones (except for the stricter limits set forth in Chapter III of the Area Zoning for specified drainage basins):~~

<del>Lot Size</del>	<del>Maximum Disturbance Allowed</del>
<del>2.5 acres or smaller</del>	<del>35 percent</del>
<del>Over 2.5 acres to 5 acres</del>	<del>25 percent</del>
<del>Over 5 acres</del>	<del>20 percent</del>

All acreage, except streams and wetlands, required by the SAO to be set aside may be counted toward meeting the above requirement.

2. ~~Separate Tract Alternative. As an alternative to the lot size based limits set forth above, lots may be clustered as provided in the AR zone and ((the required percentage)) 65 percent of the site ((in undisturbed areas)) shall then be. In a subdivision or short subdivision, that part of the site that is undisturbed may be included in separate permanent open space tracts, which shall remain undisturbed except for selective logging or other resource-based activities allowed under a management plan approved by the King County ((Surface Water Management)) Division of Development and Environmental Services.~~

~~All acreage, except streams and wetlands, required by the SAO to be set aside may be counted toward meeting the above requirement.~~

~~The separate tract shall retain vegetation in large contiguous areas rather than isolated patches, strips or individual trees. Forest or trees are the preferred vegetation type to be included in the tracts, shrubs are the second preference and grasslands or pastures are least preferable.~~

3. ~~The limits on clearing and other site disturbance in sections 1. and 2. above may be waived for the following conditions:~~

~~a. These clearing limits may be waived for rural zoned lands that are to be developed for public uses such as schools, fire stations, parks and publicly built roads. Where these clearing standards are waived, onsite detention requirements are not subject to the threshold criteria in the King County Surface Water Design Manual. Where conflicts exist between clearing standards, the most restrictive shall apply.~~

~~b. The percentage of cleared area may be increased to accommodate an onsite sewage disposal system if no other feasible alternative exists; no onsite detention is required for the additional clearing required to accommodate the onsite sewage disposal system.~~

~~c. In addition to any other penalties prescribed by law, a revegetation program approved by the Department of Development and Environmental Services must be implemented on all forested lots within the planning areas that have been cleared in violation of this section if the remaining forested land does not meet the standards defined above. Onsite detention as specified in the East Lake Sammamish and Issaquah Basin and Nonpoint Action Plans may be required in order to provide interim control for surface water runoff during the time period required for the new forest to mature.~~

4. ~~The clearing limits and any conditions for waiver of the clearing limits specified in the above sections apply to all rural zoned properties located within the East Sammamish planning area and are not subject to the threshold criteria in the King County Surface Water Design Manual.~~

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~~BASIS:~~

~~Executive-requested technical corrections (County Executive Hill Surface Water Management, and Department Division of Development and Environmental Services). This action is consistent with Panel Review Panel approved policies NE-2, NE-3 and NE-4.~~



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## KING COUNTY COUNCIL

## East Sammamish Community Plan Update and Area Zoning Review

## Amendments to Substitute Ordinance 92-597

AMENDMENT # \_\_\_\_\_ OFFERED BY: \_\_\_\_\_

Amend Chapter IV of the Area Zoning, Clearing and Grading P-Suffix Conditions as follows:

The P-suffix conditions set forth in this chapter shall expire and be superceded if Countywide standards for clearing are adopted as part of KCC Title 16.

Seasonal Clearing and Grading Restrictions - Areawide

The P-suffix conditions which follow address site clearing concerns within the East Sammamish planning area. These conditions are taken from the Draft East Lake Sammamish Basin and Nonpoint Action Plan, which also contains the scientific analysis and justification for the conditions. Additional restrictions are applied for specific wetland management areas or sub-basins, as specified in Chapter III in this Area Zoning.

The following P-suffix conditions implement ESCP policies NE-2, NE-3 and NE-4.

Deviations from these standards may be allowed based on a special study prepared by a qualified forester with expertise in windthrow or tree disease.

Clearing and grading shall not be permitted in the East Sammamish planning area between October 1 and March 31. This restriction applies to all zone classifications. All bare ground must be fully covered or revegetated between these dates.

1. Exemptions. The following activities are exempt from the clearing and grading seasonal restriction:
  - a. Emergencies that threaten the public health, safety, and welfare.
  - b. Routine maintenance of public agency facilities.;
  - c. Routine maintenance of existing utility structures as provided in the Sensitive Areas Ordinance, K.C.C. 21 .54.030.D.
  - d. Clearing or grading where there is 100 percent infiltration of the surface water runoff within the site in approved and installed construction-related drainage facilities.
  - e. Existing landscaping of single-family residences which does not require a permit.
  - f. Class II and III forest practices.
  - g. Quarrying or mining within site with approved permits.
  - h. Clearing or grading for utility hook-ups on approved residential and commercial building permits.