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ORDINANCE NO. 11111

AN ORDINANCE adopting the East Lake Sammamish Basin Plan and Non-Point Action Plan as a functional plan amplifying and augmenting the King County Comprehensive Plan, adopting surface water management and environmental policies in the plan area and adding a new Section to K.C.C. 20.12.

PREAMBLE:

For the purpose of effective surface water management in the East Lake Sammamish Basin, the King County council makes the following findings of fact:

1. The East Lake Sammamish Basin covers approximately 16 square miles lying east of Lake Sammamish and includes a large part of the East Sammamish Plateau.
2. Parts of the East Lake Sammamish Basin experiences flooding, erosion, sediment deposition, water pollution, and loss of fish habitat due to land development and insufficient standards for storm water management.
3. The East Lake Sammamish Basin Plan was developed as authorized by K.C.C. 9.08.040 to protect the basin's valuable aquatic resources and reduce surface water problems.
4. Implementation of the policies set out in the basin plan will substantially reduce the impacts of additional development on the basin and protect the basin's aquatic resources and water quality.
5. The recommendations of the draft Basin Plan with regard to development standards have been integrated into the East Sammamish Community Plan, and implemented in the East Sammamish Area Zoning through P-suffix conditions. Based on the recommended amendments to the basin plan policies attached to this ordinance, the P-suffix conditions will need to be revised.
6. The ravine protection standards may reduce the residential capacity of the East Sammamish Community Plan by approximately 1200 units. This lost capacity needs to be replaced elsewhere in the planning area. A number of ways to do this have been discussed, including use of the incentive bonuses in the new zoning code and/or increasing the zoned density of specific sites in the community planning area.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. There is hereby added to K.C.C. 20.12 a new section to read as follows:

1 The East Lake Sammamish Basin Plan and Non-Point Action
2 Plan consisting of Volume 1, dated May 11, 1992 and Volume 2
3 dated December 1992 as shown in Attachment A, as amended in
4 Attachment B, is adopted as a functional plan that implements
5 the surface water management and environmental policies of the
6 King County Comprehensive Plan. As an amplification and
7 augmentation of the King County Comprehensive Plan, it
8 constitutes official county policy with regard to surface water
9 management in the East Lake Sammamish Basin.

10 SECTION 2. The Executive is directed to reprioritize the
11 zoning code conversion process to implement the conversion
12 first in the East Sammamish Community Planning Area, and to
13 forward his recommendations on that conversion to the Council
14 by May 2, 1994.

15 INTRODUCED AND READ for the first time this 3rd day
16 of May, 1993.
17 PASSED this 8th day of November, 1993.

18 KING COUNTY COUNCIL
19 KING COUNTY, WASHINGTON

20 Audrey Guyer
21 Chair

22 ATTEST:

23 Gerald A. Peterson
24 Clerk of the Council

25 APPROVED this _____ day of _____, 19__.

26 DEEMED ENACTED WITHOUT
27 COUNTY EXECUTIVE'S SIGNATURE
DATED: 11-22-93
King County Executive

28 Attachments: A. Volumes 1 & 2, East Lake Sammamish Basin Plan
29 and Non-Point Action Plan
30 B. Policy amendments as recommended by Utilities
31 Committee

AMENDMENTS TO EAST SAMMAMISH BASIN PLAN
AS RECOMMENDED BY UTILITIES COMMITTEE, NOVEMBER 1, 1993

1. Community Plan Policy GM-4 response

It is recommended that a new basinwide policy be added to the basin plan, as follows:

For purposes of implementing East Sammamish Community Plan policy GM-4, only projects 1553 in Lower Laughing Jacobs Creek and 1543 in Kanim Creek are necessary to allow new development occur, and these projects are necessary only for development proposals in the subbasins in which the projects are located.

2. Technical Correction

It is also recommended that the table entitled Capital Improvement Projects Recommended by the East Lake Sammamish Basin and Nonpoint Action Plan: Relationship to Future Growth be incorporated into the final basin plan.

3. Ravine Protection Standards - BW-3

It is recommended that the Ravine Protection Standard policy be revised as follows:

BW-3 Ravine Protection Standard (page 33 in the draft plan)
(revised ((12/92)) 10/93)

- A. Requirements. The following requirements apply to ((In)) the Panhandle sub-basin, the Monohon sub-basin, and any other areas tributary to a steep valley along the west slope of the East Lake Sammamish basin that does not (or did not, in its predevelopment state) maintain a continuous surface-water channel from the base of the west slope to the flat surface of the plateau ((T)). In these areas, new development should be held to the following standards:

- ((6-)) 1. A no-disturbance area should be established on the western slope of the sub-basin, to prevent damage from erosion in this extremely sensitive area. Land clearing or development should not occur ((on the western slope of the sub-basin,)) in this no-disturbance area, except that necessary clearing for, and construction of, single-family residences on pre-existing building lots. Any clearing that does occur, as a result of single-family residential construction on pre-existing lots, should be limited to the minimal area and duration of exposure necessary for construction.
2. The upslope boundary of this no-disturbance ((zone)) area lies ((should be marked)) at the first, obvious break in slope at the western edge of the upland plateau. The downslope boundary of this zone ((should be evaluated on a site-by-site basis, but in all cases it should)) includes those areas designated as Erosion or Landslide Hazard Areas pursuant to the Sensitive Areas Ordinance. The Sensitive Areas Folio indicates the general location of these hazard areas but it cannot be used to specify the areas' precise boundaries.

Instead, the Surface Water Management Division is directed to conduct field assessment and prepare parcel-specific maps of these boundaries following adoption of the Basin Plan. ((Any clearing that does occur, as a result of prior platting, should be limited to the minimal area and duration of exposure necessary for construction.)) Single family or multi family residential density from the no-disturbance area may be fully reallocated onto the buildable portion of the site, in accord with K.C.C.21.54.080, or possibly transferred to other sites pursuant to a transfer of density credits program.

((7-))

3. The drainage requirements ((for tightlining)) listed in paragraphs A.3-A.8 below may be waived only for development proposals that meet any of the following ((three)) criteria. These criteria substitute for the thresholds listed in section 1.1.1 of the 1990 Surface Water Design Manual:

a. Proposals that construct ((1000 square feet or less of new impervious surface.)) less than 2,000 square feet of impervious surface area. The applicable impervious area should exclude the area of driveways for single-family residential building permits and short plats. This threshold may be lowered upon adoption of small-site detention standards by the Surface Water Management (SWM) Division. The Council directs the SWM Division to complete these standards within six months of the adoption of this basin plan.

b. Proposals of any size that achieve 100 percent infiltration, evapotranspiration, and/or consumption of surface runoff from impervious and disturbed surfaces.

~~((Proposals that construct 5,000 square feet or less of new impervious surface where runoff is discharged onto the following Soil Conservation Service soils, at average slopes of six percent or less: Arents ("An" only), Everett, Indianola, Klaus, Neilton, Pilchuck, Puyallup, or Ragnar. A soils report may be required to verify the soil series or to classify previously unmapped series.~~

~~c. Proposals that construct over 5,000 square feet of new impervious surface that can successfully infiltrate that runoff, following the analysis and design requirements in Section 4.5 of the King County Surface Water Design Manual. Evaluating the feasibility of this option is required under recommendations PH-2 and MH-2, Baseflow Maintenance, in the Panhandle and Monohon sub-basins (see Chapter 3-.)~~

((1-))

4. All runoff from newly constructed impervious surfaces must be retained on-site to the maximum extent feasible, consistent with underlying zoning. The current limitations on infiltration, stated in section 1.2.3 of the 1990 Design Manual, should be reevaluated in subsequent updates of the Design Manual. More permissive retention criteria should be applied once adopted.

5. Runoff from all development proposals that involve the parcels identified in Attachment C, except single-family building permits and those that achieve 100% on-site retention, must be conveyed down the western slope of the basin via continuous pipeline(s) ((that follows a route shown in Figure 5.5. Cooperative construction of these facilities by land owners along the pipeline routes is strongly encouraged)). Connection into one of these pipelines by subsequent downslope development projects is required, if determined feasible by DDES. The Council directs the SWM Division to complete a full study of the feasibility of cooperative construction of these pipelines by multiple private landowners, or by shared public-private financing, within six months of the adoption of this basin plan. Until that study is presented to the Council and its recommendations implemented, no development proposals involving those parcels identified in Attachment C, except single-family building permits and those that achieve 100% on-site retention, may proceed without pipeline construction. If the study concludes that cooperative construction and/or joint funding is not feasible, SWM shall identify what alternatives are feasible and their environmental consequences.
- ((2-)) 6. Before discharging into a natural stream or waterbody, runoff must ~~((be filtered and/or detained for))~~ receive water-quality treatment according to Core and Special Requirements in the King County Surface Water Design Manual, in order to meet the goals of the Lake Sammamish Water Quality Management Project which seek to maintain current phosphorus loading levels ((-)) and to maintain groundwater recharge. Pretreatment of the Water-Quality Design Storm is required; it must be achieved by infiltration or other methods of on-site retention, if feasible and if permitted by drainage regulations. Currently, on-site retention is permitted only by infiltration into any of eight soil types listed in section 1.2.3 of the Design Manual. If on-site retention is not possible, alternative ((These)) requirements include biofiltration (Core Requirement #3) and wetponds (for those projects meeting the threshold of ((+)) Special Requirement #5((+)) as specified by the Design Manual.
- ((3-)) 7. The discharge of the pipeline must be non-erosive, either into Lake Sammamish directly or to a open channel that is demonstrably stable from the point of discharge to the lakeshore. All outfalls must comply with existing Shoreline and wetland regulations; they must be designed and/or located to avoid disruption of shoreline spawning areas.
- ((4-)) 8. Pipeline installation should be above ground wherever feasible and must be above ground over all designated Erosion or Landslide Hazard Areas ((as designated by)) pursuant to King County's Sensitive Areas Ordinance. Pipeline routes down the west slope of the basin should avoid ravine valleys as much as possible.
9. Development projects in the Ravine Protection Area that cannot achieve 100% on-site stormwater

retention and are not required to construct a new pipeline or connect to an existing one (under A.4. above) should provide on-site detention to the level of the Stream-Protection Standard (BW-3).

~~((5. Drainage from cleared but unpaved land must not be concentrated and released at the top of slope. Instead, it must be either dispersed or collected in the pipeline drainage system. If the topography renders both alternatives infeasible, then the development must be redesigned to meet this condition.))~~

B. Relationship to Other Drainage Codes and Standards. The Ravine Protection Standard is intended to supplement existing County drainage requirements and to work in consort with other recommendations of the East Lake Sammamish Basin Plan. In particular:

1. Peak rate runoff control (Core Requirement #3 of the *Design Manual*) is unnecessary for ~~((tightlined))~~ piped discharges, unless the discharge point is not Lake Sammamish, a designated "receiving water." All facilities must convey the 100-year 24-hour design storm.
2. All required treatment (including those in Core Requirement #3 and Special Requirements #5 and #6 of the *Design Manual*) must occur prior to final discharge.
3. Discharge of runoff at the natural location (Core Requirement #1 of the *Design Manual*) can be waived ~~((for tightlines specifically identified in the Final Basin Plan or through the SWM Division variance process at the time of drainage plan submittal))~~ without need for a SWM variance for pipelines constructed in order to satisfy this recommendation.
4. The threshold for imposition of these drainage controls are lowered from those of the *Design Manual* to include all projects with ~~((1000))~~ 2000 square feet or more of impervious surface. This threshold may be further reduced upon adoption of any subsequent update to the *Design Manual*. Any waiver from this standard is by site-specific review through the SWM Division variance procedure.
5. Baseflow Maintenance (recommendations PH-2 and MH-2 of the Basin Plan) ~~((7))~~ requires ~~((ing))~~ evaluation of infiltrative soils and/or clearing restrictions in many of the same areas covered by the Ravine Protection Standard. ~~((, should precede final tightline design and in a few cases may eliminate the need for piping altogether. All potential overflow under conditions less than the 100 year 7 day storm event must be tightlined.))~~

~~((C. Interim Exemptions. Residential building permits for individual single family residences are exempt from the requirement for pipeline construction. If an accessible tightline is not yet available, runoff from developed areas may be alternatively managed by onsite detention using the standards of Recommendation BW-2, the Stream Protection Standard.))~~

~~((D-)) C. Administration. Upon adoption of this plan by the King County Council, this standard will be administered by ((BALD)) DDES as an amendment to the Design Manual. ((However, to reduce the impacts of myriad pipelines on the basin's erosive western slope and to reduce overall infrastructure costs in these sub-basins, the SWM Division should investigate mechanisms (such as developer reimbursement contracts) to ensure that property developers in these sub-basins cooperatively fund and build sub-regional tightlines that follow the identified routes. The SWM Division should also evaluate the opportunities for cooperative construction of subregional water quality facilities in conjunction with these tightlines.))~~

4. Seasonal Clearing Restrictions - Basinwide - BW-26

It is recommended that policy BW-26 be amended to allow for development during the winter months, provided that rigorous site controls demonstrate successful sediment management, and that the first-year evaluation of the cooperatively developed county-wide TESC program proves acceptable to the Council.

BW-26 Seasonal Clearing and Grading Limits

A. The following recommendation should be ~~((included by the Environmental Division in a countywide clearing ordinance))~~ implemented in the East Lake Sammamish Basin:

During the period from October 1 to March 31, bare ground associated with clearing, grading, utility installation, building construction, and other development activity should be covered or revegetated in accordance with the *King County Surface Water Design Manual*. This limitation may be waived outside of designated Wetland Management Areas, however, if the property owner implements erosion control measures that meet the following conditions:

1. No significant silt-laden runoff leaves the construction site; and
2. The erosion and sediment control measures shown on an approved plan, or alternate best management practices as approved or required by the inspector or the Department of Development and Environmental Services (DDES), are installed and maintained throughout the course of construction.

~~((Earthmoving or land-clearing activity should not occur during this period within the East Lake Sammamish basin except for the following exemptions:))~~ Activities exempt from these requirements include routine maintenance of public facilities (including roads); public agency response to emergencies that threaten public health, safety, and welfare; typical landscaping of single-family residences; Class I and II forest practices; quarrying and mining within sites with approved permits; ((and)) clearing and grading where there is 100 percent infiltration of surface water runoff within the site in approved and installed construction-related drainage facilities; and routine maintenance of utility structures as provided in K.C.C. 21.54.030.D.

B. In accordance with the Watershed Management Committee recommendations, the cooperatively developed TESC

program shall be evaluated and revised by SWM and DDES. Such evaluation and revisions will be submitted to the Council by August 31, 1994. A progress report shall be submitted to the County Council by February 1, 1994.

5. Road and Utility Right-of-Way Maintenance and Vegetation Control

Roads and SWM have worked together to develop the following general policy statement that should apply to both of these issues, replacing BW-42 and BW-43 in the basin plan:

The goal in road and utility rights-of-way maintenance is to reduce the impact of pollutant laden run-off on the natural and constructed drainage system in order to promote the restoration, preservation and enhancement of natural resources and habitat. The Roads and Surface Water Management Divisions of the King County Department of Public Works will continue working together on an ongoing basis to develop programs to reduce adverse impacts of runoff from roads. Such programs will emphasize education and involvement of the general public and persons responsible for road and right-of-way maintenance, the establishment of standards for maintenance in road rights-of-way, prioritization of types and timing of maintenance practices used in environmentally sensitive areas, and the implementation of source and treatment-control BMPs as needed for water quality and quantity control.

6. Deletion of Policies BW-47 & 48

Executive Staff has asked that Policies BW-47 and BW-48 be deleted. Council staff agrees with the deletion of BW-48, but not BW-47. The water quality standards and BMP's are within SWM's purview pursuant to the county water quality ordinance adopted late in 1992, and removing this policy might suggest otherwise. Staff suggests minor amendments to BW-47, as follows:

BW-47 SWM Division Enforcement

The SWM Division (~~(Drainage Investigation and Regulation (DIR) Unit)~~) should expand their responsibilities to include inspection and enforcement of water quality BMP requirements including erosion-control practices for new construction, clearing and grading requirements, and County-imposed water quantity and quality standards. The (~~(DIR Unit)~~) Division should coordinate with (~~(BALD)~~) DDES enforcement staff to report and enforce violations of SAO requirements, clearing and grading requirements, and animal density limits.

COUNCIL AMENDED 11/8/93

7. Seasonal Clearing Restrictions - within WMA's

At this time it is recommended that seasonal clearing restrictions continue to apply in Wetland Management Areas because of the particular concerns for these wetlands and the potential for significant degradation due to development close to them. However, staff believes that some limited exemptions may be feasible, and would like to propose them as part of the implementing ordinance. This policy can be expressed by adding a paragraph B to policy BW-26 (above) to read as follows:

Limited exemptions to the seasonal clearing restrictions for Wetland Management Areas shall be recommended as part of the implementing ordinance for the East Sammamish Basin Plan.

8. Wetland Management Areas

It is recommended that the following change be made to recommendation LJ-3, Headwater Wetland Protection, in the Basin Plan (p. 202, vol. 1):

Wetland 26

b. Area B: Southwest Tributary Sub-area

~~((4. Divert runoff from this sub-area to the east and south, and release immediately downstream of the wetland system.))~~

The following changes should be made to the P-Suffix conditions of specific wetland management areas, as adopted in the East Sammamish Community Plan.

Wetland 9 P-Suffix Conditions (p. 260 of the Community Plan)

a.2. For subdivisions and short subdivision of SC-zoned properties, ((±)) impervious surface coverage ((for SC-zoned properties)), including buildings and roadways/driveways, ((shall)) should be limited to a maximum of eight percent of the total area being subdivided, including common open space. Retention/detention facilities and off-site roads are excluded from this limitation. This condition should be waived only where unusual site access conditions make achievement infeasible, as determined by DDES.

a.3. {as adopted}

~~((a.4. Impervious surfaces on existing building lots shall be limited to eight percent of lot area or 3485 square feet, whichever is greater.))~~

b. Area B: (Southeast Slopes (Proposed Zoning: S-C; RS-7200))

This area is contained within Area A. Therefore, all requirements for Area A shall apply. In addition, clearing and grading work shall be limited to the period from May 1st through September 30th of each year except for those activities exempted in Chapter IV. Also, the impervious-area restriction in a.2. above shall apply to the affected parts of the RS-7200-zoned parcels in this area.

Wetland 30 P-Suffix Conditions (p. 263 of the Community Plan)

a.1. For subdivisions and short subdivision of SC-zoned properties, ((Effective)) impervious surface coverage ((on SC-zoned properties)), including buildings and roadways/driveways, ((shall)) should be limited to a maximum of eight percent of the total area being subdivided, including common open space. Retention/detention facilities and off-site roads are excluded from this limitation. This condition should be waived only where unusual site access conditions make achievement infeasible, as determined by DDES.

~~((a.2. Impervious surfaces on existing SC-zoned building lots shall be limited to eight percent or 3,485 square feet, whichever is greater.))~~

c.2. For subdivisions and short subdivision of SC-zoned properties, ((Effective)) impervious surface coverage, including buildings and roadways/driveways, ((shall)) should be limited to a maximum of eight percent of the total area being subdivided, including common open space. Retention/detention facilities and off-site roads are excluded from this limitation. This condition should be waived only where unusual site access conditions make achievement infeasible, as determined by DDES.

~~((c.3. Impervious surfaces on existing building lots shall be limited to eight percent or 3,485 square feet, whichever is greater.))~~

Wetland 10 P-Suffix Conditions (p. 265 of the Community Plan)

a.1. For subdivisions and short subdivision, ((Effective)) impervious surface ((on properties zoned AR-5 and SC)), including buildings and roadways/driveways, ((shall)) should be limited to a maximum of eight percent of the total area being subdivided, including common open space. Retention/detention facilities and off-site roads are excluded from this limitation. This condition should be waived only where unusual site access conditions make achievement infeasible, as determined by DDES.

~~((a.2. Impervious surfaces on existing AR and SC building lots shall be limited to eight percent of lot area or 3,485 square feet, whichever is greater.))~~

Wetland 21 P-Suffix Conditions (p. 266 of the Community Plan)

a.1. For subdivisions and short subdivision of AR-5 and SC-zoned properties, ((Effective)) impervious surface on AR and SC-zoned properties), including buildings and roadways/driveways, ((shall)) should be limited to a maximum of eight percent of the total area being subdivided, including common open space. Retention/detention facilities and off-site roads are excluded from this limitation. This condition should be waived only where unusual site access conditions make achievement infeasible, as determined by DDES.

~~((a.2. Impervious surfaces on existing AR and SC building lots shall be limited to eight percent of lot area or 3,485 square feet, whichever is greater.))~~

Wetland 26 P-Suffix Conditions (p. 268 of the Community Plan)



a.1. For subdivisions and short subdivision of SC-zoned properties, ((Effective)) impervious surface coverage ((on SC-zoned properties)), including buildings and roadways/driveways, ((shall)) should be limited to a maximum of eight percent of the total area being subdivided, including common open space. Retention/detention facilities and off-site roads are excluded from this limitation. This condition should be waived only where unusual site access conditions make achievement infeasible, as determined by DDES.

~~((b.3. Supplemental Design Manual standards affecting diversion of runoff from this subarea are recommended by the basin plan, but no P suffix condition is proposed.))~~

9. Subbasin Recommendations Relating to Ravine Areas

In both the Panhandle and Monohon subbasin sections, two recommendations should be modified to insure consistency with BW-3, the Ravine Protection Standard, and to clarify application:

PH-1 Ravine Protection Standard

Treatment of runoff in water-quality facilities and tightlining as described in Recommendation BW-3 should be applied in this sub-basin. ~~((required of all flows emanating from new development on the East Lake Sammamish plateau that drain to the Panhandle ravine, or any other steep valley along the west slope of the basin that does not (or did not, in its pre-development state) maintain a continuous surface water channel from the base of the west slope to the plateau. Point discharges or dispersion spreaders are not acceptable, because none can adequately mitigate from the change in runoff that they impose. These tightlines should not "pipe the stream". They should function to convey the new runoff collected from impervious surfaces to the base of the western slope of the basin along a course that is outside of the stream channel. The SWM Division should propose amendments to the King County Surface Water Design Manual so that this standard can be applied in the Panhandle sub-basin. One adopted, the standard will be administered by the Building and Land Development Division.))~~

PH-2 Baseflow Maintenance

New development in this sub-basin should be required to evaluate the suitability of onsite soils for infiltration. All runoff from newly constructed impervious surfaces must be retained on-site to the maximum extent feasible, consistent with underlying zoning. The current limitations on infiltration, stated in section 1.2.3 of the 1990 Design Manual, should be reevaluated in subsequent updates of the Design Manual. More permissive retention criteria should be applied once adopted. ~~((Infiltration should be mandatory for that portion of the site runoff that can be handled by infiltration.))~~ For the non-infiltrative parts of ~~((the site on the upland area only))~~ proposed subdivisions and short subdivisions, at least 25 percent should remain undisturbed and set aside in a Native Growth Protection Easement. For the non-infiltrative parts of all development applications, no more than 35 percent should be covered by impervious surfaces, exclusive of stormwater facilities. For new subdivisions and short subdivisions, maximum lot coverage should be specified

~~for subsequent residential building permits on individual lots. The SWM Division should proposed amendments to the King County Surface Water Design Manual so that this standard can be applied in this sub-basin. Once adopted, this standard will be administered by ((BALD)) DDES.~~

MH-1 Ravine Protection Standard

~~Treatment of runoff in water-quality facilities and tightlining as described in Recommendation BW-3 should be applied in this sub-basin. ((required of all flows emanating from new development on the East Lake Sammamish plateau that drain to the north Monohon sub-basin, in the south Monohon sub-basin south of the drainage divide that lies just south of SE 24th Way, or any other steep valley along the west slope of the sub-basin that does not (or did not, in its pre-development state) maintain a continuous surface water channel from the base of the west slope to the plateau. Point discharges or dispersion spreaders are not acceptable, because none can adequately mitigate from the change in runoff that they impose. These tightlines should not "pipe the stream". They should be placed outside of stream channels and should convey only the new runoff, collected from impervious surfaces, to the base of the western slope of the basin. The SWM Division should propose amendments to the Design Manual so that this standard can be applied within this sub-basin. BALD will administer the adopted standard.))~~

MH-2 Baseflow Maintenance

~~New development in this sub-basin should be required to evaluate the suitability of onsite soils for infiltration. All runoff from newly constructed impervious surfaces must be retained on-site to the maximum extent feasible, consistent with underlying zoning. The current limitations on infiltration, stated in section 1.2.3 of the 1990 Design Manual, should be reevaluated in subsequent updates of the Design Manual. More permissive retention criteria should be applied once adopted. ((Infiltration should be mandatory for that portion of the site runoff that can be handled by infiltration.)) For the non-infiltrative parts of ((the site on the upland area only,)) proposed subdivisions and short subdivisions, at least 25 percent should remain undisturbed and set aside in a Native Growth Protection Easement. For the non-infiltrative parts of all development applications, no more than 35 percent should be covered by impervious surfaces, exclusive of stormwater facilities. For new subdivisions and short subdivisions, maximum lot coverage should be specified for subsequent residential building permits on individual lots. The SWM Division should proposed amendments to the Design Manual so that this standard can be applied in this sub-basin. ((BALD)) DDES will administer the adopted standard.~~

10. Area clearing restrictions - Application of exemptions and waivers

Amendment 93 to the East Sammamish Community Plan revised the clearing restrictions for rural areas, allowing 35% clearing where the previously proposed standard had only allowed 20-35% depending on lot size. This standard was approved for all rural areas in the community planning area, including Bear and Patterson Creek drainages. Not approved in the amendment were provisions for exemptions from the clearing limitations for public uses. The appropriate exemptions should be decided on, and applied equitably to this and other basins.

King County Executive
TIM HILL
King County Courthouse
516 Third Avenue Room 400
Seattle, Washington 98104-3271
(206) 296-4040
FAX: (206) 296-0194

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November 22, 1993

The Honorable Audrey Gruger, Chair
King County Council
Room 402
C O U R T H O U S E

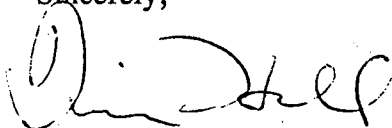
RE: Ordinance 11111

Dear Councilmember Gruger:

I am allowing Ordinance 11111 to lapse into law without my signature. I do this with some regret since I strongly support the Council's adoption of the East Lake Sammamish Basin Plan. Section 2 of the ordinance, however, is problematic insofar as the ordinance directs the Executive to transmit the East Sammamish Community Plan code conversion ahead of schedule, but does not provide a budget for accelerating this portion of the code conversion effort. Code conversion countywide is currently proceeding as set forth in the supplemental budget recently adopted by the Council. My intention is for the Executive to transmit to the Council a single legislative package converting all of unincorporated King County simultaneously. This approach avoids the piecemeal implementation of the new zoning code which I believe would result in much confusion for county residents and the county responsible for administering the code(s).

I appreciate all of the hard work you and the rest of the Council have done in adopting both the East Sammamish Community Plan and Basin Plan. I believe, however, that code conversion for East Sammamish should coincide with that for the remainder of King County. At a minimum, additional budget will be required before an advance in the code conversion schedule for East Sammamish could be accomplished. If you have any questions, please call Chuck Kleeberg, Director, Department of Development and Environmental Services, at 296-6700.

Sincerely,



Tim Hill
King County Executive

cc: Paul Tanaka, Director, Department of Public Works
Lois Schwennesen, Director, Parks, Planning and Resources
Department
Chuck Kleeberg, Director, Department of Development and
Environmental Services

