

March 29, 1995
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Introduced By:

LOUISE MILLER
BRIAN DERDOWSKI
LARRY PHILLIPS

Proposed No.:

93-813

ORDINANCE NO. **11747**

AN ORDINANCE relating to Comprehensive Planning; making technical amendments to the East Sammamish Community Plan Update and Area Zoning and amending K.C.C. 20.12.340 and Ordinance 10847, Section 1.

PREAMBLE:

The King County Council has determined that technical errors which require correction were made in Ordinance 10847 passed by the Council on May 25, 1993.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 10847 and K.C.C. 20.12.340 are each hereby amended to read as follows:

A. The East Sammamish Community Plan Update, as revised in Appendix A attached to Ordinance 10847, is adopted as an amplification and augmentation of the Comprehensive Plan for King County and as such constitutes official county policy for the geographic area defined therein.

B. The East Sammamish Community Plan Update Area Zoning, as revised in Appendix B attached to Ordinance 10847, is adopted as the official zoning control for that portion of unincorporated King County defined therein.

C. Ordinance No. 4035, previously adopting the King County Sewerage General Plan, is hereby amended in accordance with Subsection A.

D. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance be declared unconstitutional or invalid for any reason, such decisions shall not affect the validity of the remaining portion of this ordinance.

1 E. The King County Comprehensive Plan Map, adopted by Ordinance 7178, is
2 amended within the East Sammamish community planning area to redesignate the
3 transitional area, to redesignate portions of rural areas, and to redesignate portions of urban
4 areas, as indicated on the map attached hereto as Map A. These designations shall be
5 implemented by the adoption of the East Sammamish Community Plan Update and Area
6 Zoning.

7 E. Attachments A and B in Ordinance (11747) are hereby adopted as a technical
8 amendments to the East Sammamish Community Plan and Area Zoning as adopted in
9 Ordinance 10847.

10 INTRODUCED AND READ for the first time this 1st day of

11 November, 1993.

12 PASSED by a vote of 13 to 0 this 17th day of April, 1995.

13 KING COUNTY COUNCIL
14 KING COUNTY, WASHINGTON

15 Kent Pullen
16 Chair

17 ATTEST:

18 Gerald G. Peterson
19 Clerk of the Council

20 APPROVED this 26th day of April, 1995.

21 Greg Lube
22 King County Executive

23 Attachments:
24 Attachment A
25 Attachment B

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ATTACHMENT A

The following documents are to be added to the East Sammamish
Community Plan Area Zoning document:

1. Aldarra Property zoning and development conditions attachment to Tim Hill letter of 3/25/93.
2. Map attachment to Tim Hill letter of 3/25/93 showing the Aldarra Property, Urban/Rural line and Sewer Service Termination Line (SSTL)

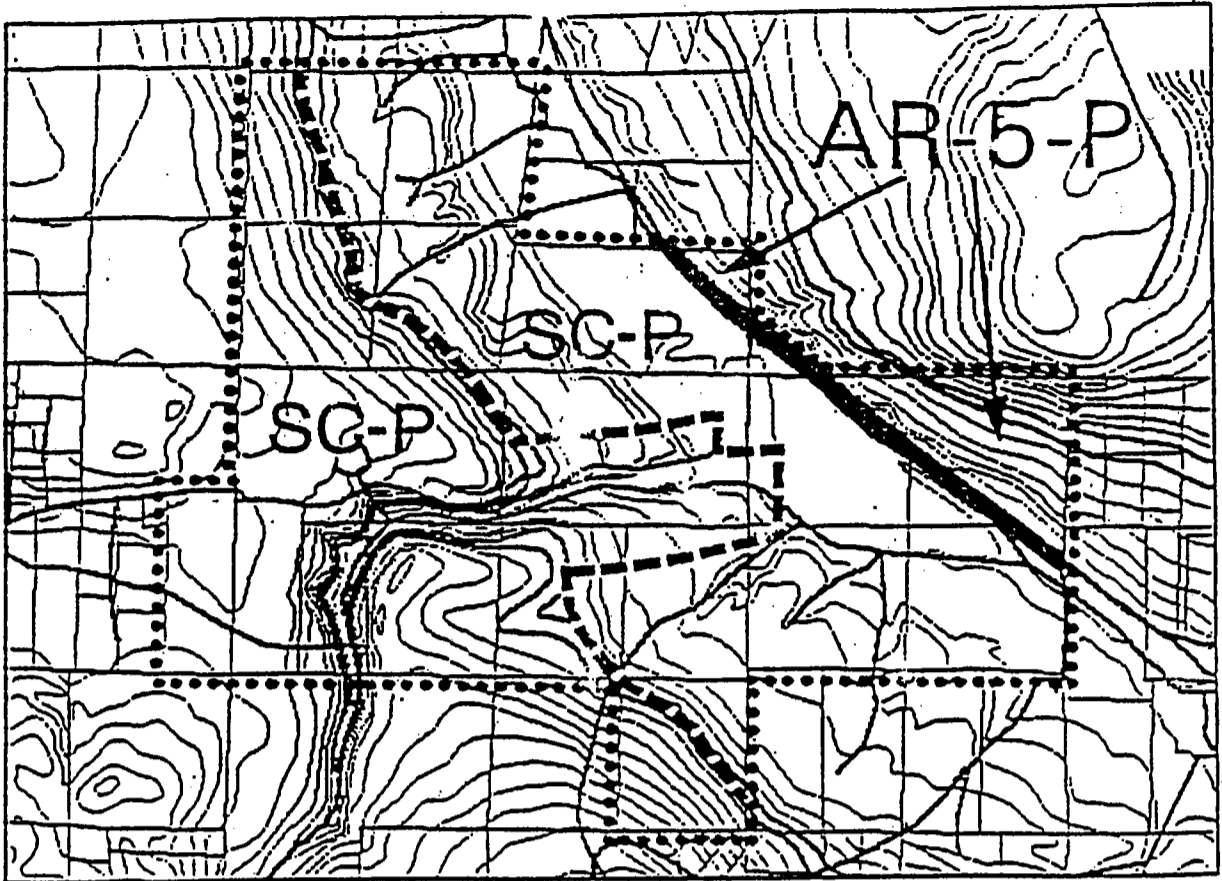
ATTACHMENT A

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ALDARRA PROPERTY

1. The area west of SR-202 is urban and is zoned SC-P. The area east of SR- 202 is rural and zoned AR-5-P.
2. The area west of SR-202 is traversed north-south by a sewer service termination line (SSTL). This line is at approximately the 205' elevation with a peninsula around the Duthie house complex and farm building area, and is shown on the attached map.
3. A total of 300 new residences is permitted, of which no more than 23 may be located east of the SSTL.
4. Sewer service is limited to the area west of the SSTL. A covenant will be imposed on the entire property which precludes the extension of sewer service through this property to any property north, south or east.
5. The area east of SR-202 shall be subject to a Native Growth Protection Easement. Development in this area shall be limited to recreational trails.

ATTACHMENT A
11747



- Aldarra Property
- Urban/Rural Line
- Sewer Service Termination Line (SSTL)

POLICY GM-8

Amend Policy GM-8 as follows:

The urban growth areas, designated by the East Sammamish Community Plan are appropriate for annexation to Issaquah or Redmond or incorporation when they meet the criteria of ESCP Policy GM-((8+)) 10. The western portion of Happy Valley (Section 18) which is west and south of the ridgeline shall be within the urban growth area. The remaining portion of Happy Valley shall remain outside of the UGA because its long term rural land use designation, its environmentally critical lands and its topography mean that it will not require urban services.