

9/1/98

Introduced By: Brian Derdowski
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Proposed No.: 98-186

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ORDINANCE NO. **13307**

AN ORDINANCE relating to special drainage requirements and code provisions which apply development regulations to particular portions of King County; amending Ordinance 12823, Section 14 as amended; and K.C.C. 21A.38.120; and Appendix A of Ordinance 12824.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 12823, Section 14, and K.C.C. 21A.38.120 are hereby amended to read as follows:

Special district overlay - wetland management areas. A. The purpose of the wetland management area special overlay district is to provide a means to designate certain unique and outstanding wetlands when necessary to protect their functions and values from the impacts created from geographic and hydrologic isolation and impervious surface.

B. ((†))The following development standards shall be applied in addition to all applicable requirements of K.C.C. chapter 21A.24 to development proposals located within a wetland management area district overlay:

1. All subdivisions and short subdivisions (~~in R-1 and RA zones~~)on residentially zoned properties that are identified in an adopted basin plan for impervious surface

1 limitations, shall have a maximum impervious surface area of ((8))eight percent of the
2 gross acreage of the plat. For areas that are not covered by an adopted basin plan, this limit
3 shall apply to all residentially zoned lands located within the wetland management area.

4 Distribution of the allowable impervious area among the platted lots shall be recorded on
5 the face of the plat. Impervious surface of existing roads need not be counted towards the
6 allowable impervious area. This condition may be modified by the director for the
7 minimum necessary to accommodate unusual site access conditions;

8 2. All subdivisions and short subdivisions on properties identified in an adopted
9 basin plan for clustering and setback requirements shall be required to cluster away from
10 wetlands or the axis of corridors along stream tributaries and identified swales connecting
11 wetlands in order to minimize land disturbance and maximize distance from these sensitive
12 features. ((At least 50 percent of the R-1 zoned portions of the site and at least 65% of the
13 RA-zoned portions of the site shall be left in native vegetation, preferable forest, and
14 placed in a permanent open space tract))At least sixty-five percent of affected portions of
15 RA-zoned properties and at least fifty percent of all other affected portions of the property
16 shall be left in native vegetation, preferably forest, and placed in a permanent open space
17 tract. In the absence of a basin plan, these requirements shall apply to all lands containing
18 or adjacent to a wetland, a stream tributary corridor or a swale connecting wetlands; and

19 3. Clearing and grading activity from October 1 through March 31 shall meet the
20 provisions of K.C.C. 16.82.150D wherever not already applicable.

21 SECTION 2. ES-P20, Appendix A Volume 1 of Ordinance 12824, is hereby
22 amended to read as follows:

1 ES-P20 Wildlife Corridor/Urban Separator

2 This condition applies to ~~((all))~~ identified properties located within the East
3 Sammamish Community Planning Area.

4 Permanent open space for wildlife corridors and urban separators shall be secured through
5 lot clustering on all parcels of land ~~((within the S-C zoned lands shown on the Area Zoning
6 map))~~ as follows:

7 1. At least ~~((50))~~ fifty percent of the site ~~((are))~~ being subdivided or developed shall
8 be placed in a separate tract or tracts of undistributed open space, except for trails or other
9 non-intensive passive recreation improvements authorized by the Department.

10 2. A management plan for the tract or tracts shall be prepared which specifies the
11 permissible extent of recreation, forestry or other uses compatible with preserving and
12 enhancing the wildlife habitat value of the tract or tracts.

13 3. The permanent open space tract or tracts shall be located on the site to maximize
14 continuity with the wildlife corridor/urban separator designation on adjacent properties ~~((,
15 as shown on the East Sammamish Community Plan Map))~~. If adjacent properties are
16 already subdivided pursuant to these ~~((P-Suffix))~~ property specific development conditions,
17 the proposed open space tract or tracts shall be located to maximize continuity with the
18 open space tracts already created on the adjacent properties.

19 4. Where the designated corridor includes streams or wetlands required to be
20 protected under ~~((the Sensitive Areas Ordinance (SAO)))~~ K.C.C. chapter 21A.24, an ~~((d))~~
21 additional ~~((50))~~ fifty feet shall be added to the ~~((SAO))~~ required undisturbed buffer on all
22 edges. The additional buffer area shall be given full credit for calculating the site's project
23 density. In corridor segments not regulated by ~~((the SAO))~~ K.C.C. chapter 21A.24, the

1 permanent open space tract or tracts shall be located so as to provide a 300-foot wide
2 undisturbed corridor when it is possible to do so without reducing development density.
3 This 300-foot wide goal also may be achieved in conjunction with existing or prospective
4 open space tracts on adjoining properties.

1 5. Permanent open space in compliance with all of the above corridor-related P-
2 suffix conditions, except the increased buffer around streams and wetlands, may also
3 include undisturbed open space to meet any other applicable requirements, such as surface
4 water management. If a trail or other non-intensive recreation improvement is authorized
5 by the Department, the improvement may be credited toward the development's on-site
6 recreation requirement.

7 Map: See 1995 King County Comprehensive Plan for location of wildlife corridors.

8 INTRODUCED AND READ for the first time this 9TH day of
9 March, 1998

10 PASSED by a vote of 11 to 1 this 12TH day of October,
11 1998.

12 KING COUNTY COUNCIL
13 KING COUNTY, WASHINGTON

14 Ronnie Miller
15 Chair

16 ATTEST:

17 Jane Mamo
18 Deputy Clerk of the Council

19 APPROVED this 17 day of October, 1998

20 Spencer Smith
21 King County Executive

22 Attachments: