

W 27-24-5

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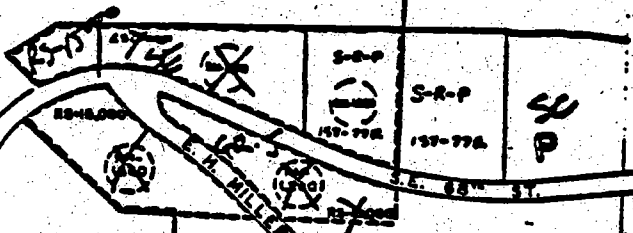
21/22
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22
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SE

M-P

See
Area Zoning
document
pp 52-53



GR-2.5

RS-15000

RS-7200 P

RS-15000

GR-2.5

RS-15,000

GR-2.5

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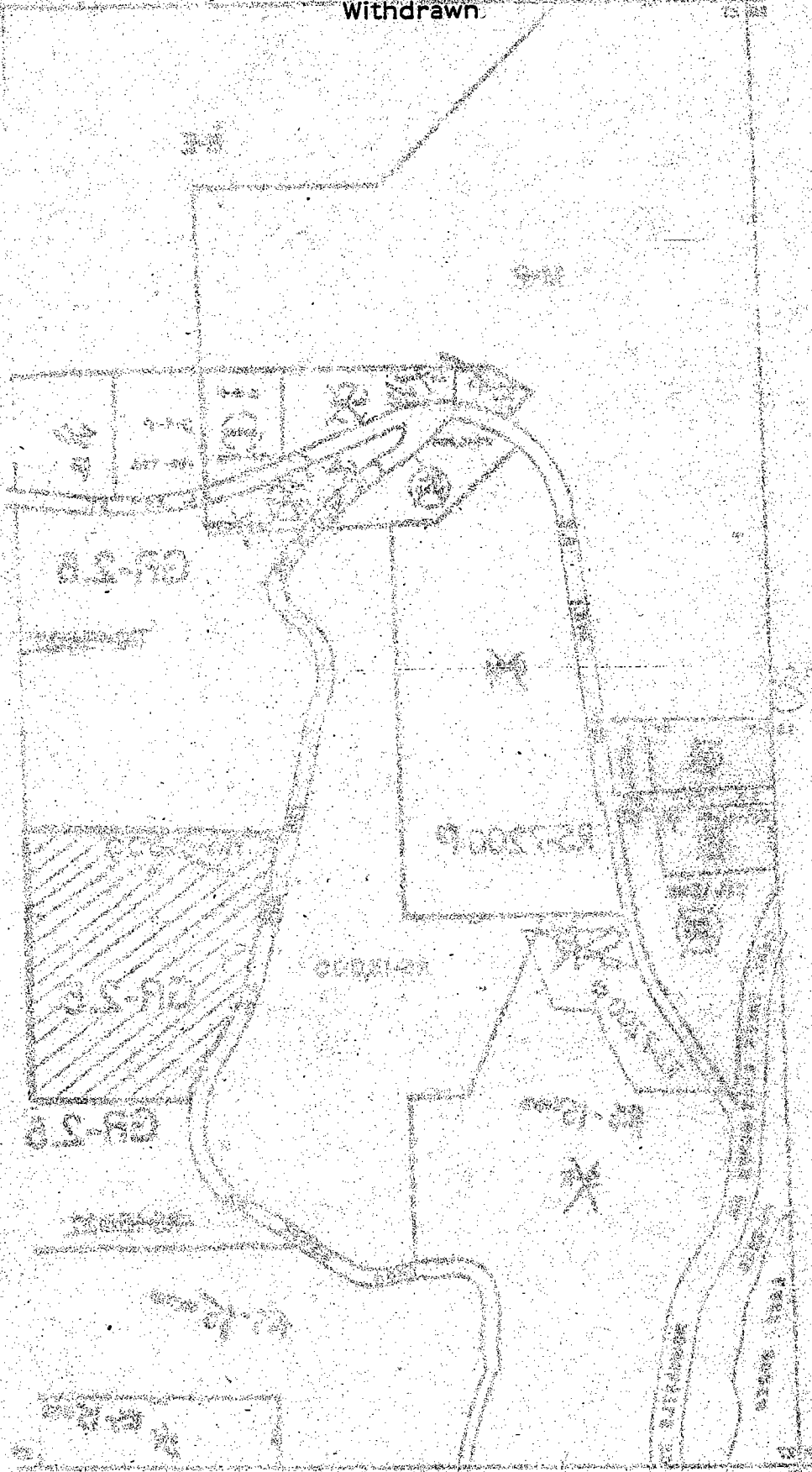
W 27-24-5

RENTON

107

Cougar Mountain: Issue 3

Withdrawn



100

Cougar Mountain: Issue 4

Applicant: Richard Friesen

Property Location: SE 1/4 of the SW 1/4 of Section 27, Township 24 N, Range 5E

Kroll Map#: 459W

Existing Zoning: RS-15000

Proposed Zoning: GR-5

Request: The applicant would like to retain the existing zoning of RS-15000 for his property.

Comments: The subject property is located just within the northwestern boundary of the Cougar Mountain subarea, and is directly south of the property owned by Maurice Benyon (Issue 2). The property is approximately 8.49 acres in size, and is undeveloped. The property is surrounded by large (5 acres or more) undeveloped lots. The subject property is identified as a Class III seismic hazard area in King County's Sensitive Area Map Folio.

(See Cougar Mountain: Issue 2 for a discussion of this issue)

Panel Recommendation: Apply the GR-2.5 designation recommended by the Newcastle Panel for the master plan development overlay district in the Cougar Mountain Subarea. (October 22, 1982)



109

Cougar Mountain: Issue 5

Applicant: Thomas A. Goeltz, representing James Magstadt and Charles Owen

Property Location: Section 1, Township 23N, Range 5E

Kroll Map#: 802W

Existing Zoning: G

Proposed Zoning: G-5

Request: The applicant, would like to have an S-C or GR-2.5 zoning classification for his client's property instead of the proposed G-5 zoning classification.

Comments: The subject property is located just within the southern boundary of the Cougar Mountain subarea and borders the May Valley subarea. The property is approximately 286 acres in size and sits on the southern flank of Cougar Mountain. The property consists of steeply sloping land and has been identified as Class III seismic and erosion hazard lands in King County's Sensitive Areas Map Folio. The subject property is bordered on the east by the Ellenswood plat. Lots in that plat range from 1 to 7.5 acres in size, with an average of 5 acres. To the west of the subject property are large (20 to 38 acre), undeveloped parcels. To the north of the property is Cougar Mountain and to the south, the May Valley subarea.

Currently the subject property is zoned G (General, 1 unit per acre), the proposed Newcastle Community Plan designates the property for G-5 zoning (General, 1 unit per 5 acres). The subject property is not within the current Sewer Local Service Area (LSA), and the proposed LSA extension will not include the subject property. The property has also been identified by the Draft Newcastle Environmental Impact Statement (DEIS) as having soils with severe limitations for conventional septic systems.

The Planning Division expanded the area under consideration for zoning changes to include the entire south slope of Cougar Mountain, because the property in this area contains similar physical characteristics and limited services. This area includes about 2 square miles of moderately to steeply sloping lands on the south slope of Cougar Mountain. There are also a few relatively level pockets. The steepest portions are on the western and eastern sections (see map). These sections are broken up into large (5 to 20 acre and above) lots served by unpaved private roads. The central section contains the Ellenswood (platted 5 acre lots) and Licorice Fern (preliminarily platted 5 acre lots) developments. These are served by both paved and unpaved private roads.

Within the May Creek Basin, areas without sewer are generally given a density of either 1 du/acre or 1 du/5 acres by the Proposed Plan. The 1 du/acre density is on the East Renton Plateau, and this area is fairly

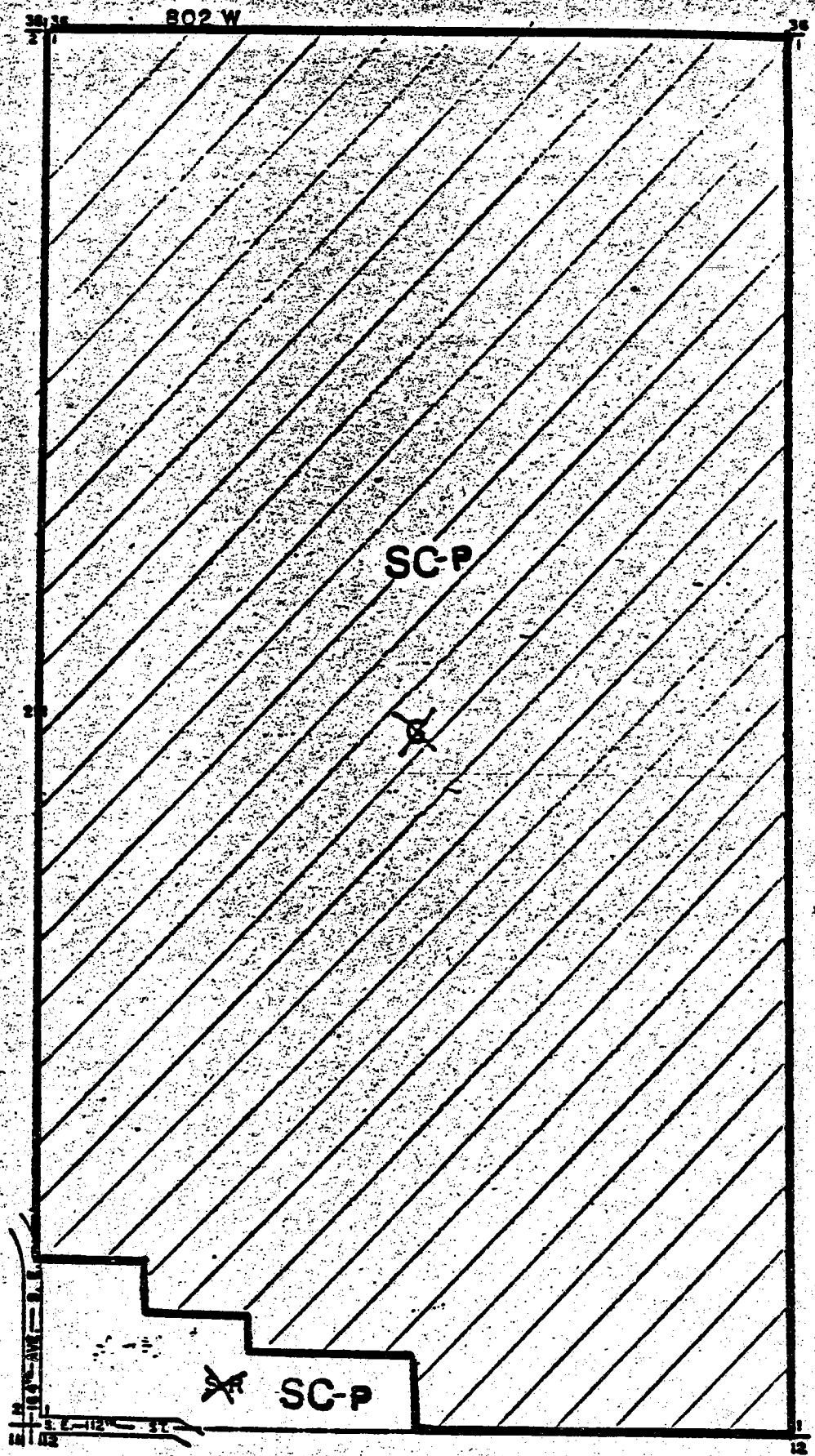
level. Both the May Valley floodplain and the south slope of Cougar Mountain are given the 1 du/5 acre density. Almost all of this area is rated severe by the Soil Conservation Service for septic tank systems. The East Renton Plateau, even with low densities, has one of the highest failure rates in the County.

The Newcastle Committee voted to maintain the very low density on the south slope because of the steep slopes and testimony from existing residents supporting these low densities. Almost all of the south slope of Cougar Mountain is within the May Creek drainage basin. The proposed G-5 zoning could allow future redevelopment of some of the area at higher densities if sewer is available. Higher density zoning now would limit any future redevelopment. If sewer is not available and does not appear to be feasible, a higher density zoning limited by available services and environmental constraints should be applied.

Since this area would be served by May Creek Interceptor and the Plan does not anticipate its extension to serve this area, SC zoning with a P-suffix condition requiring permanent open space would be appropriate.

Panel Recommendation: Grant S-C-P zoning with a P-suffix condition requiring permanent open space. This zoning would apply to the entire south slope of Cougar Mountain. (October 22, 1982)

WZ



Cougar Mountain: Issue 6

Applicant: R.G. Harms

Property Location: SE 1/4 of the NE 1/4 of the NE 1/4 of Section 30, Township 24 N, Range 6E

Kroll Map#: 465W

Existing Zoning: FR

Proposed Zoning: GR-5

Request: The applicant would like to have a zoning classification of SE (Suburban Estate) for his property.

Comments: The subject properties are located in the Cougar Mountain subarea, and sits on the northeastern flank of Cougar Mountain. King County's Sensitive Area Map Folio has identified the subject properties, and the surrounding area, as seismic hazard lands. The subject properties are not within the current Sewer Local Service Area (LSA), and the proposed extension of the LSA will not include the properties.

In June of 1980, the applicant short platted his property and created four separate lots (SP-1079010). Their tax lot numbers and acreage are as follows: TL 24 - 2.34 acres; TL 36 - 2.67 acres; TL 34 - 3.24 acres and TL 38 - 1.7 acres.

The Proposed Newcastle Community Plan identifies the undeveloped portions of the Cougar Mountain subarea as a residential reserve (policy N-3). Since the applicant's property is surrounded by 10 to 20 acre parcels, it meets the criteria for inclusion into the reserve (p. 14, Proposed Newcastle Community Plan).

The applicant is concerned about his ability to build on his property, and is under the impression that the proposed GR-5 zoning will take away his rights to build on his property. If the Proposed Plan and Area Zoning are adopted, the GR-5 zoning classification will not prevent the applicant from building on his property (K.C.C. 21.21. 050, item C).

Panel Recommendation: Apply the GR-2.5 designation recommended by the Newcastle Panel for the master plan development overlay district in the Cougar Mountain Subarea. (October 22, 1982)

405E

E 30-24-6

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SE



GR-2.5

~~F-R~~

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31

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E 30-24-6

119

Cougar Mountain: Issue 7

Applicant: Julia Gunn Kissel

Property Location: SE 1/4 of the SW 1/4 of Section 20, Township 24 N, Range 6E lying northerly of State Highway #21

Kroll Map#: 558W

Existing Zoning: G

Proposed Zoning: SE

Request: The applicant is requesting a commercial or light industrial zoning classification for her parcel of land.

Comments: The subject property is located just within the northeastern boundary of the Newcastle planning area at the foot of the Cougar Mountain. The property sits in the northwestern quadrant formed by the intersection of SE Newport Way and the Issaquah City limit boundary line.

The Proposed Newcastle Community Plan identifies the Cougar Mountain subarea as a residential reserve (policy N-3). However, policy N-26 states that "conventional industrial development is encouraged within the activity centers located adjacent to the Newcastle planning area", and policy N-24 states that "commercial areas should be kept compact rather than allowed to extend into strips along arterials". The subject property is also oriented away from the Cougar Mountain Subarea and faces the City of Issaquah.

The City of Issaquah has zoned its land, just east of the subject property, as GI (General Industrial). There are a number of warehouses and a trucking firm located on the parcels. Issaquah has also recently annexed a portion of land just north and west of the subject property. The zoning classification that was placed on this newly annexed land was RS-15000.

Panel Recommendation: Apply RS-15,000, potential M-P with the stipulation that the property should not be rezoned to outright M-P zoning until sewer and water service is available from the City of Issaquah. (October 22, 1982)

C.M. # 7

558 W

SAMMAMISH LAKE

RS-7200

RS-7200

RS-7200

S-R

ISSAQUAH
ORD. NO. 1018 3-21-70

1920

BELLEVUE - ISSAQUAH RD.
ISSAQUAH RD.
INTERSTATE HWY. NO. 90

N. SAMMAMISH RD. E.

S-E

SE

RS-15000

M-P

GR-5

1920
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W 20-24-6

E. SAMMAMISH

123

Cougar Mountain: Issue 8

Applicant: Gary C. & Kendra L. Warner

Property Location: NE 1/4 of the SW 1/4 of Section 29, Township 24 N, Range 6E, KCSP 577055

Kroll Map#: 560W

Existing Zoning: FR

Proposed Zoning: GR-5

Request: The applicant would like to have a zoning classification that would allow a density of 1 dwelling unit per acre.

Comments: The property is located on the eastern slopes of Cougar Mountain on steeply sloping land. The property is undeveloped, and is surrounded by large undeveloped parcels of land. This property is bounded on two sides by the Northwest Property Investors II property. In fact, a map provided to the Newcastle Plan Committee by the CNPOA shows this parcel as part of the Northwest Property Investors II holding. This parcel was created in 1978. King County's Sensitive Area Map Folio has identified portions of the subject property as Class III seismic and erosion hazard lands. The property is not presently included in the Sewer Local Service Area (LSA), and the proposed LSA extension will not include the subject property. The property has been identified by the Draft Newcastle Community Plan Environmental Impact Statement as having severe soil limitations for conventional septic tanks.

The Proposed Newcastle Community Plan identifies the Cougar Mountain subarea as a residential reserve (policy N-3). If development were to occur, the Proposed Plan encourages such growth as occurring in a single village concept. The Newcastle Panel has recommended a master plan overlay district within which up to three villages could develop.

Panel Recommendation: Apply the GR-2.5 designation recommended by the Newcastle Panel for the master plan development overlay district in the Cougar Mountain Subarea. (October 22, 1982)

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560 W

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GR-2.5

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GR-2.5

GR-2.5

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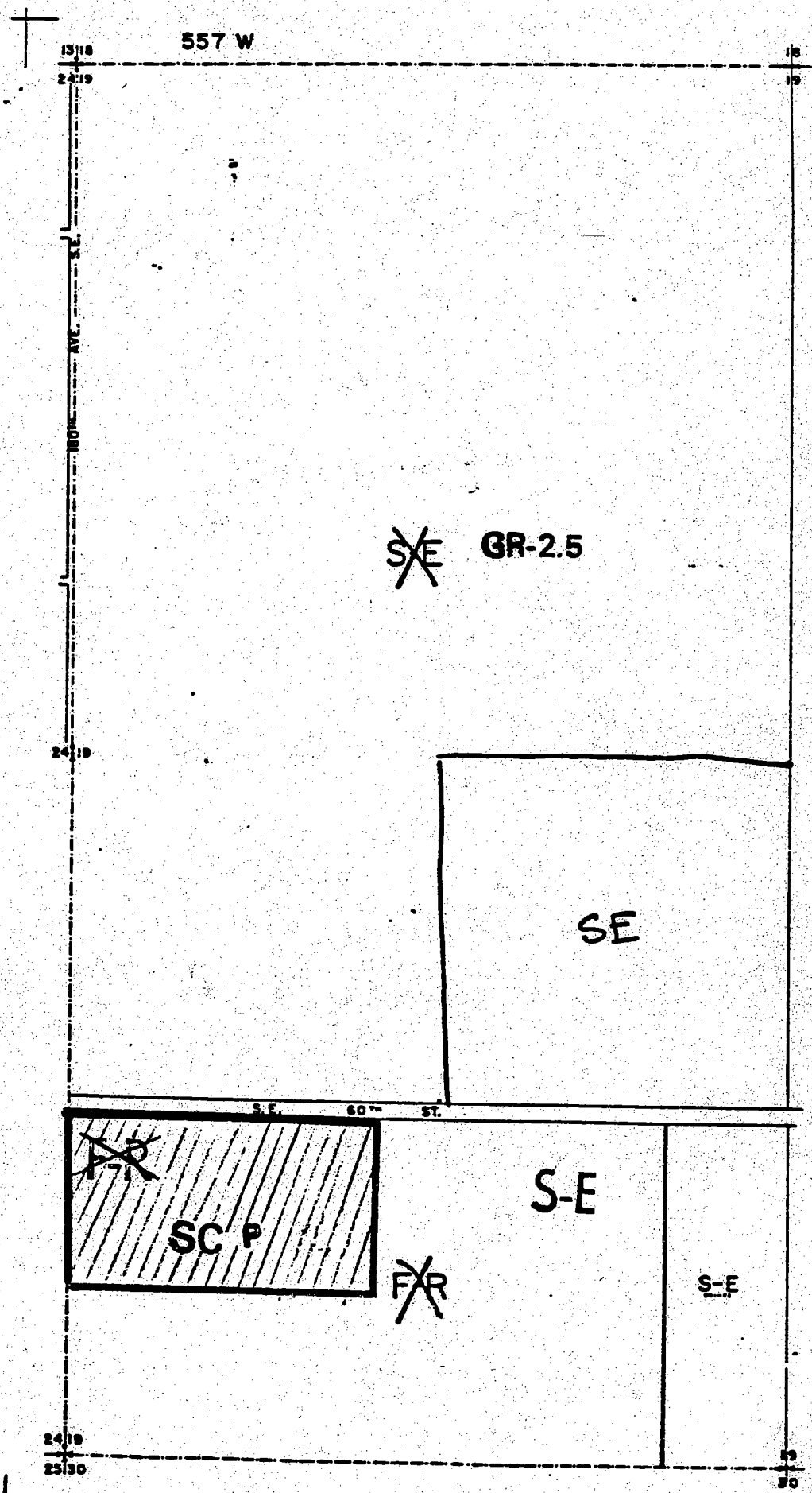
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W 29-24-6

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C.M. #9



557 W

13/18

24/19

18

18

24/19

24/19

25/30

70

70

~~SE~~ GR-2.5

SE

~~FR~~
SC P

~~FR~~

S-E

S-E

S.E. 60' ST.

127

W 19-24-6

Cougar Mountain: Issue 9

Applicant: Charles Wexler

Property Location: NE 1/2 of the W 1/2 of SW 1/4 of the SW 1/4 of Section 19, Township 24N, Range 6E

Kroll Map#: 557W

Existing Zoning: FR

Proposed Zoning: SE

Request: The applicant is requesting a RS or SR-15000 zoning classification with allowances for clustering or attached condominiums for his property.

Comments: The subject property is located in the developed portion of the Cougar Mountain subarea. The property is situated on steeply sloping land and has been identified by King County's Sensitive Area Map Folio as Class III seismic hazard lands.

The area in which the subject property is located is characterized by single-family residential development on lots that are 1 or more acres in size. This residential development is located mostly along SE 60th Street which runs through this area. This neighborhood is not currently within the Sewer Local Service Area (LSA), and the proposed LSA extension will not include the subject property. This area is served with private or community wells. Recognizing the existing suburban character of this area, the Proposed Newcastle Community Plan designates this property and the surrounding area as SE (1 unit per acre). Much of the developed area along SE 60th Street is already zoned SE. Although the proposed zoning change on this property, from FR to SE does not increase the allowable density, the SE zone does allow increased flexibility in development. The requested RS or SR-15000 (with allowances for clustering or attached condominiums) would be inconsistent with the existing character of the area and the proposed SE zoning classification.

Panel Recommendation: Grant SC-P zoning with a P-suffix condition requiring dedication of permanent open space. This zoning would allow flexibility in lot design to avoid steep slopes while not increasing the one home per acre density of this neighborhood. (October 22, 1982).

Northwest: Issue 1

Applicant: Paul N. Florito

Property Location: Tax Lot 107 in the NE 1/4 of the SW 1/4 of Section 13, Township 24N, Range 5E.

Kroll Map#: 553E

Existing Zoning: RM-900

Proposed Zoning: RS-15000

Request: The applicant requests RM-1800-P zoning.

Comments: The subject property is undeveloped and is located at the southwest quadrant of the I-90/Lakemont Blvd. interchange. The property is approximately 16 acres in size and consists of moderately to steeply sloping lands. King County's Sensitive Area Map Folio identifies portions of the property as Class III seismic and erosion hazard lands. The property is not within the existing Sewer Local Service Area (LSA), but will be included in the proposed extension of the LSA. The subject property is within the boundary of Water District 117.

The subject property is bordered on all sides by large tracts of undeveloped steeply sloping lands. To the northwest of the subject property are single-family developments with a density of 1-2 dwelling units per acre (Sky Mountain/Vuement developments). The property sits 50 to 75 feet above Newport Way and has problems of access. The owner has described the property's terrain as mountainous.

Slopes on the subject property are 20 to 45 degrees according to an Earth Consultant's comments. However, the earth consultant stated that multifamily residential structures could be built on the site with appropriate engineering safeguards.

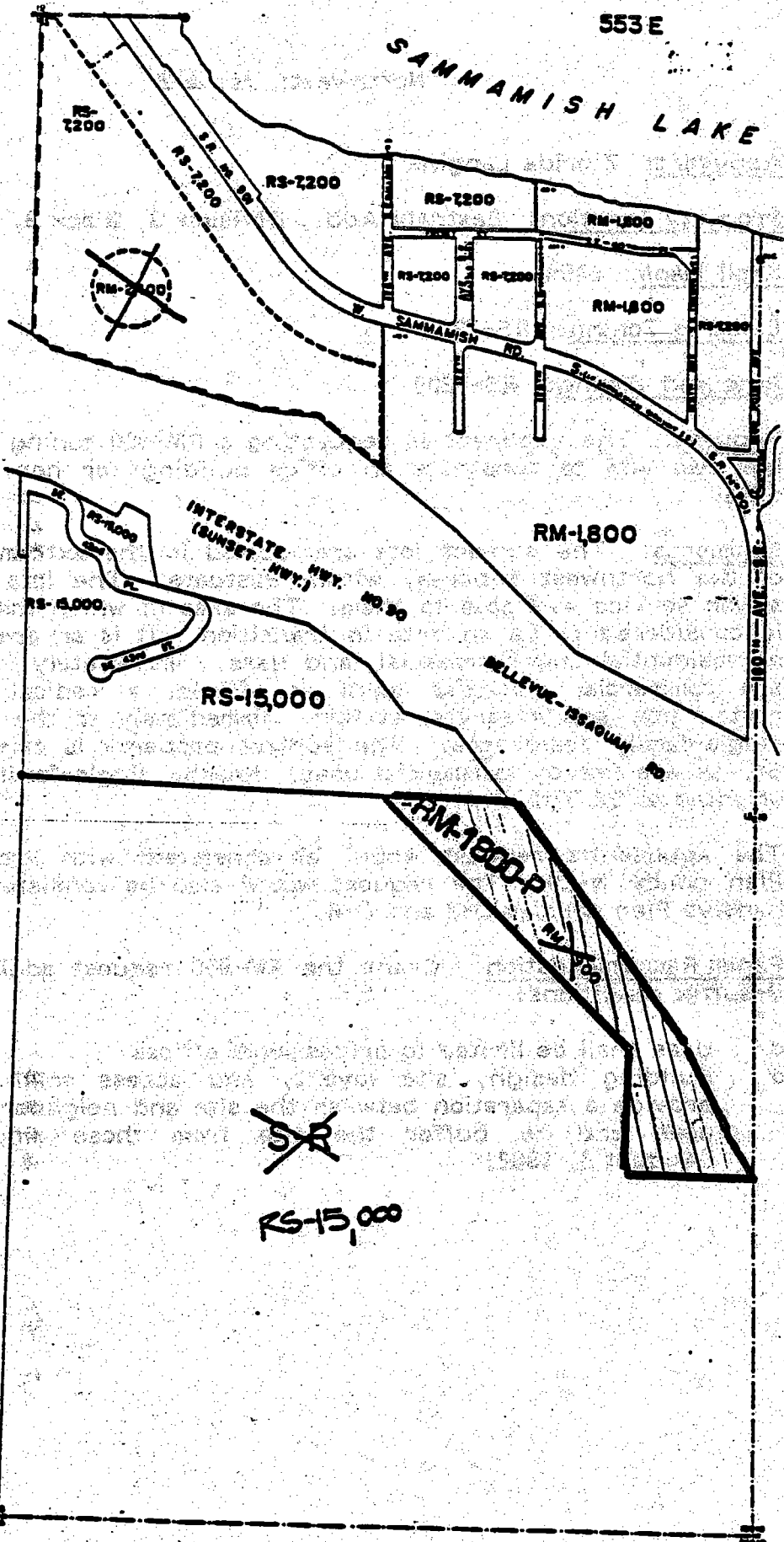
The Proposed Newcastle Community Plan's multifamily development policies stress that such development should occur in or near existing areas of intensive residential development (policies N-13 and N-14). Because the property consists of steeply sloping lands, policies N-50 and N-51 would apply in this case, and would be consistent with Comprehensive Plan policy D-5. Policies N-13 and N-14 are also consistent with Comprehensive Plan policies D-16 and D-18.

The applicant's request, however, would be consistent with King County Comprehensive Plan policies D-12, D-15 and D-18.

Panel Recommendation: Grant RM-1800-P with the condition that the access to the property including its intersection with the county roadway (Lakemont Boulevard or Newport Way) be approved by the King County Department of Public Works. (September 14, 1982)

553 E

SANMAMISH LAKE



E 13-24-5

BELLEVUE

131

Northwest: Issue 2

Applicant: Zigrida Langins

Property Location: Eastgate Add., Division G, Block 9, Lots 9 & 10

Kroll Map#: 549W

Existing Zoning: RS-7200

Proposed Zoning: RS-7200

Request: The applicant is requesting a RM-900 zoning classification for her two lots to construct an office building for her real-estate business.

Comments: The subject lots are located in the extreme northern edge of the Northwest subarea, within Eastgate. The lots have water and sewer service available to them. The area in which the lots are located is considered to be an area in transition. It is an area that has a mix of residential and commercial land uses. Immediately to the east, there are commercial activities such as offices, a medical-dental clinic, a restaurant, and a service station. Immediately to the west are several single-family residences. The subject property is oriented to SE 36th St. as are nearby commercial uses. Nearby single-family residences are oriented to SE 37th St.

The applicant's request would be consistent with Proposed Newcastle Plan policy N-20. The request would also be consistent with Comprehensive Plan policies D-2 and D-6.

Panel Recommendation: Grant the RM-900 request adding the following P-suffix conditions:

- o Uses shall be limited to professional offices.
- o Building design, site layout, and access shall be designed to provide a separation between the site and neighboring single-family uses and to buffer the site from those single-family uses.
(August 3, 1982)

Northwest: Issue 3

Applicant: David A. Lewis, Joseph R. Lewis, James A. Lewis and Gloria C. Lewis

Property Location: SE 1/4 of the NW 1/4 of Section 12, Township 24N, Range 5E

Kroll Map#: 550W

Existing Zoning: RS-7200

Proposed Zoning: RS-7200

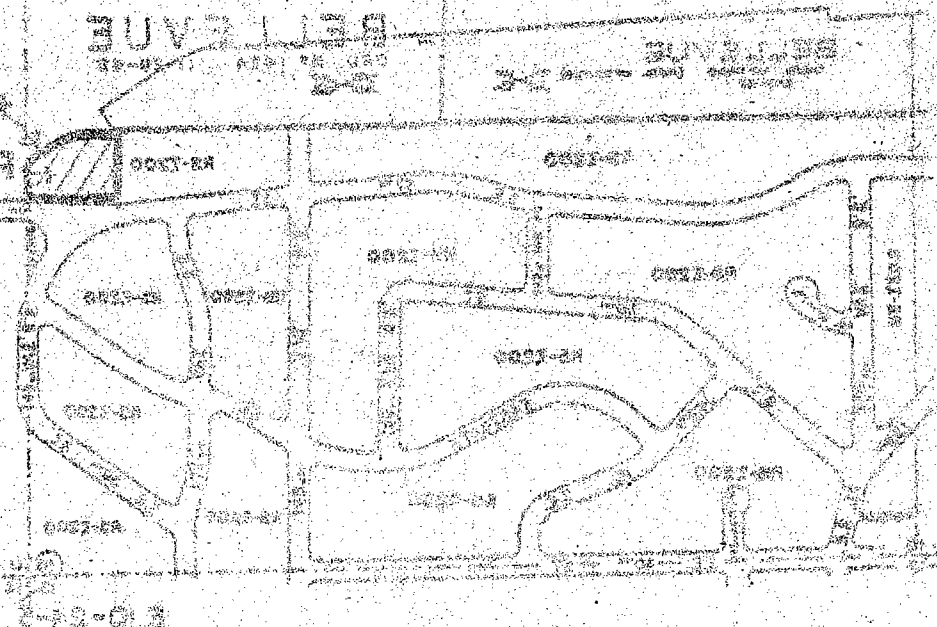
Request: The applicants are requesting a RM-1800 zoning classification for their lots instead of the proposed RS-7200 zoning classification.

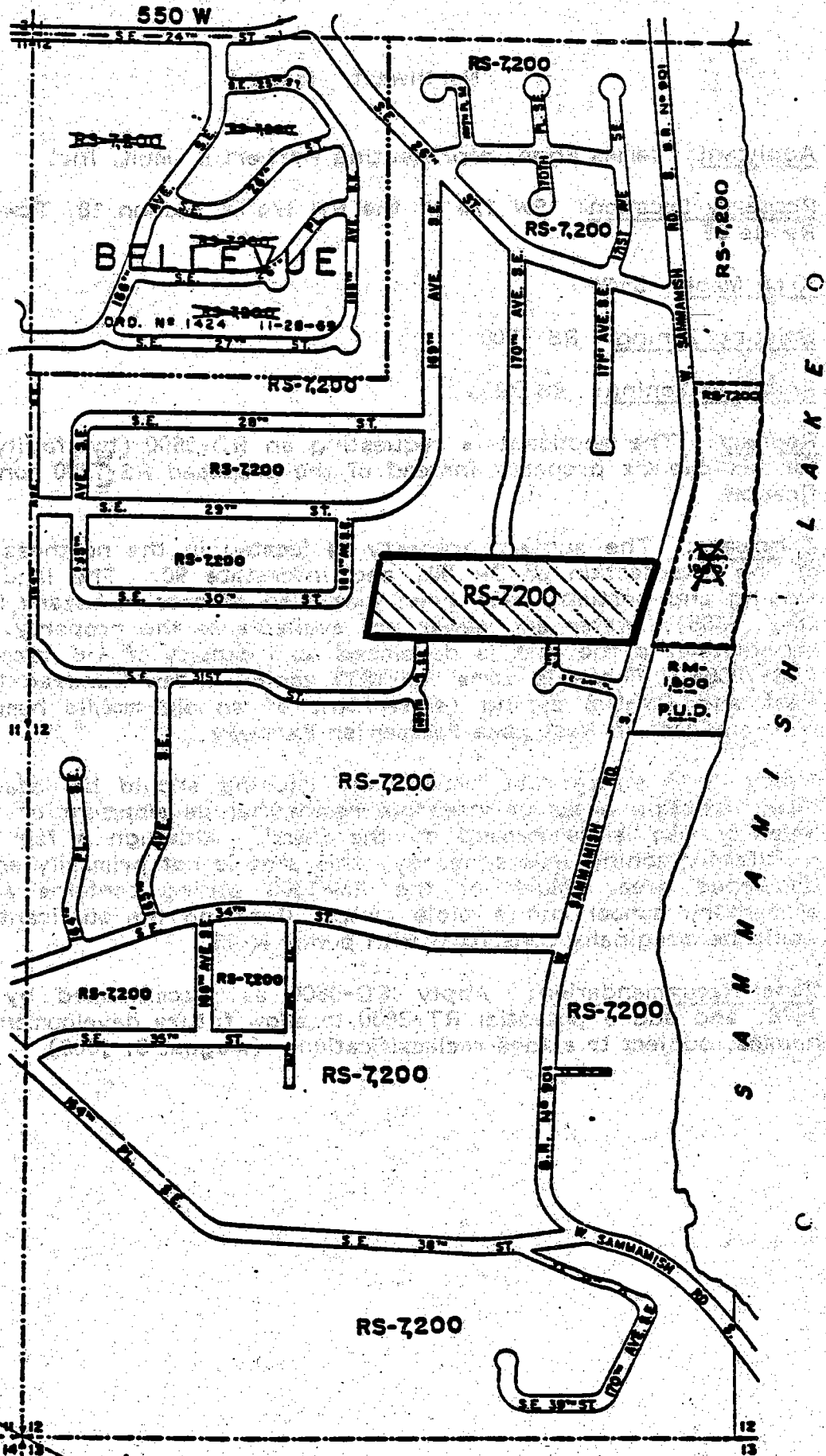
Comments: The subject lots are located in the northern portion of the Northwest subarea. The lots consist of moderately sloping lands and have been identified as Class III seismic hazard lands (K.C. Ord. 4365). Sewer and water service are available to the subject lots.

The area around the subject lots is characterized by single-family residential development. The average density is about 4 to 5 units per acre. The only other multifamily development in the area lies immediately to the southeast of the subject lots.

The Proposed Newcastle Community Plan encourages multifamily development in areas of intensive residential development or in areas where this level of use is recommended by the Plan (policy N-13). As noted above, this area is not characterized by intensive residential development.

Panel Recommendation: Retain the RS-7200 of the Proposed Newcastle Area Zoning. (August 3, 1982)





W 12-24-5

BELLEVUE

135

Northwest: Issue 4

Applicant: James Egge, representing Herbert E. Mull, Inc.

Property Location: SW 1/4 of the NW 1/4 of Section 18, Township 24N, Range 6E

Kroll Map#: 554W

Existing Zoning: RS-7200

Proposed Zoning: RS-7200

Request: The applicant is requesting an RD-3600 (two-family dwelling) for his client's property instead of the proposed RS-7200 zoning classification.

Comments: The subject property is located in the northeast quadrant of the intersection of SR 901 and Interstate 90. The land is gently sloping and portions have been identified as erosion hazard land (K.C. Ord. 4365). Water and sewer are available to the property. The area immediately to the east is developed at a density of 4-6 homes per acre (RS-7200). There is some RM-1800 zoning a few hundred feet to the west and RM-900 zoning (a remnant of an old mobile home park) a half-mile east on West Lake Sammamish Parkway.

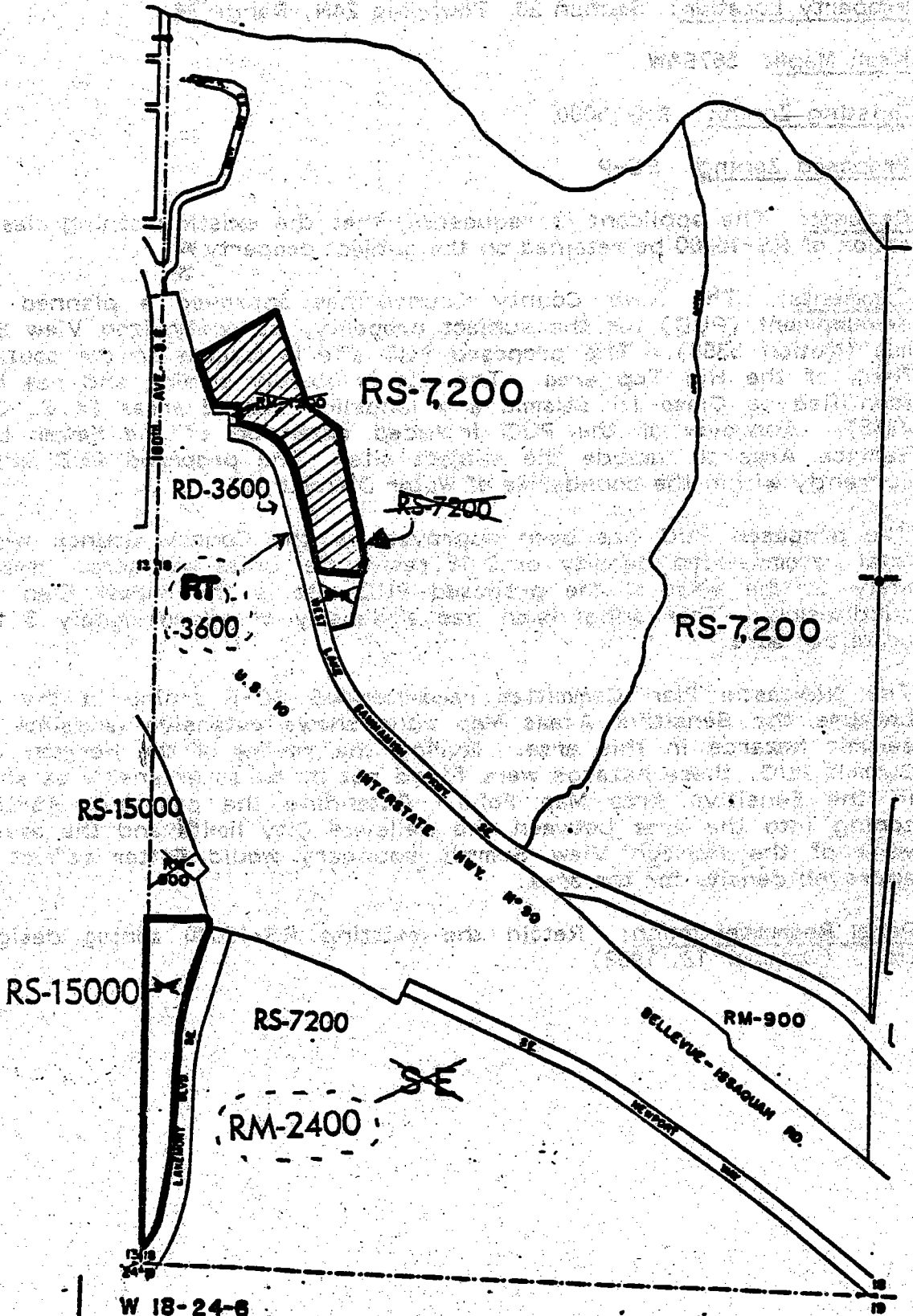
Policy N-13 states that "multifamily housing should be located in, or near, existing areas of intensive residential development or where this level of use is recommend by the Plan". Although a fair amount of multifamily zoning exists nearby, this area is not primarily an intensely developed area. Much of the RM-1800 zoning contains an existing elementary school and a bible camp. Granting the applicant's request would be marginally consistent with policy N-13.

Panel Recommendation: Apply RD-3600 as recommended by BALD in 1978, and add a potential RT-3600 to allow future development of townhouses, subject to a zone reclassification. (August 3, 1982)

554 W

SAMMAMISH LAKE

(City) (County) (State) (Year) (Scale)



Northwest: Issue 5

Applicant: Dennis Smith, representing Horizon View Summit (PUD)

Property Location: Section 23, Township 24N, Range 5E

Kroll Map#: 567E&W

Existing Zoning: RS-15000

Proposed Zoning: SC-P

Request: The applicant is requesting that the existing zoning classification of RS-15000 be retained on the subject property.

Comments: The King County Council has approved a planned unit development (PUD) for the subject property, called Horizon View Summit (Motion 5368). The proposed PUD site is located on the southern flank of the Hill Top area. The site is steeply sloping and has been identified as Class III seismic and landslide hazard areas (K.C. Ord. 4365). Approval of the PUD included extension of the Sewer Local Service Area to include the subject site. The proposed PUD site is currently within the boundaries of Water District 117.

The proposed PUD has been approved by the County Council with a total recommended density of 3.16 residential units per acre. Immediately to the west of the proposed PUD site is the Forest Glen East subdivision. This subdivision has a density of approximately 3 to 4 units per acre.

The Newcastle Plan Committee recommended SC-P zoning in the area because the Sensitive Areas Map Folio shows extensive landslide and seismic hazards in this area. During the review of the Horizon View Summit PUD, these hazards were found not to be as extensive as shown in the Sensitive Area Map Folio. Extending the proposed RS-15000 zoning into the area between the Bellevue City limits and the eastern edge of the Horizon View Summit boundary would better reflect the approved density for the area.

Panel Recommendation: Retain the existing RS-15000 zoning designation. (October 12, 1982)

Applicant: Martin and Howard Seelig

Property Location: SE quadrant of Coal Creek Parkway and SE 72nd St. (Parcel 8 on p. 53, Proposed Newcastle Area Zoning)

Kroll Map#: 456E

Existing Zoning: B-C

Proposed Zoning: RM-1800-P

Request: Retain the existing zoning of B-C and remove certain proposed P-suffix conditions.

Comments: The applicants own a triangular-shaped 1.2 acre parcel at the intersection of SE 72nd St. and Coal Creek Parkway. This parcel earlier was owned by the Gulf Oil Company as a potential service station site. The present zoning is B-C and the applicants now have a proposal before the Building and Land Development Division for a commercial development. This application is being held up because the applicant opposes certain conditions imposed by the Public Works Department. These conditions are similar to the P-suffix conditions contained in the Proposed Area Zoning.

The applicants oppose the proposed RM-1800 zoning for several reasons. Their main reasons, however, are that the site is not appropriate for multifamily development (because of the proximity to this busy intersection) and that the other three corners of this intersection are to remain zoned B-C.

The Proposed Area Zoning recommends certain P-suffix conditions in this area. For the subject property, these conditions include constructing sidewalks along SE 72nd St. to secondary arterial standards. They also include required participation in the widening of Coal Creek Parkway and the construction of traffic signals at this intersection.

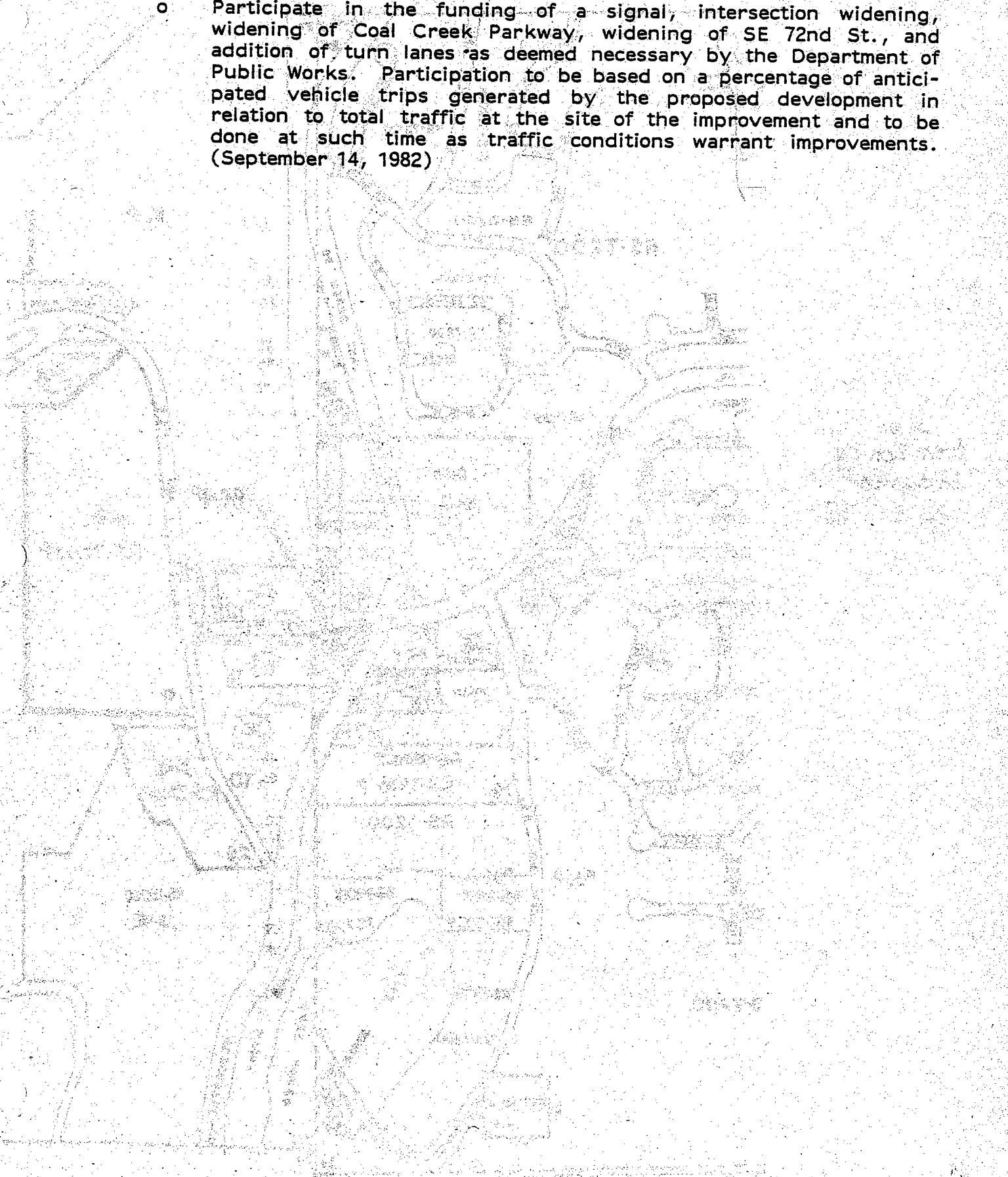
The applicants oppose these conditions just as they oppose the conditions the DPW is recommending for the current business development proposal. They feel those requirements unfairly burden the property owners in business areas and deny the owners the use of the road improvement district process. They also feel that, because the ratio of frontage to lot area is much higher than average for this triangular property, the inequity is ever greater in this case.

Panel Recommendation: Retain the existing BC zoning adding the following P-suffix conditions:

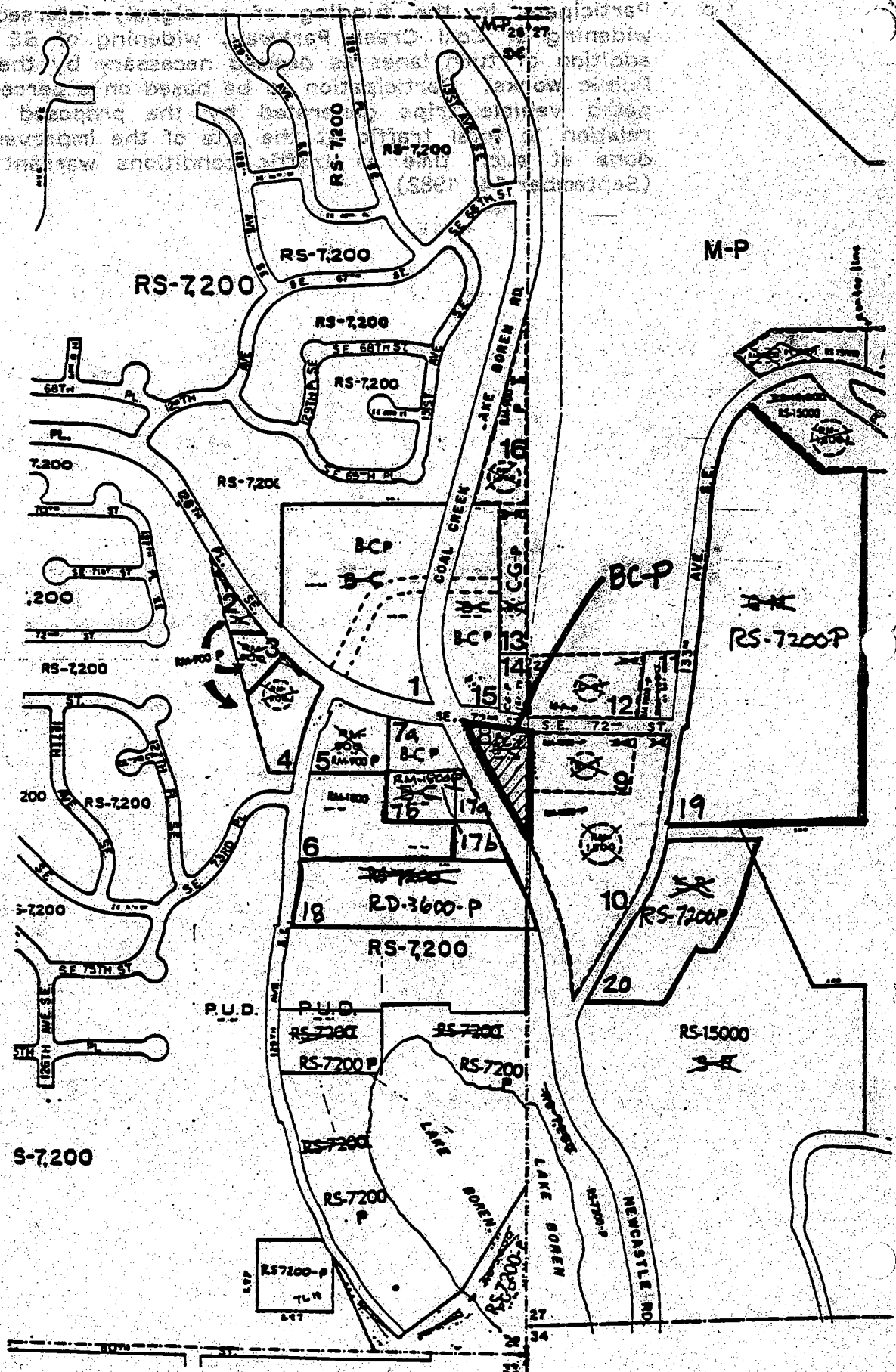
- o Provide a turning radius at northwest corner (per King County Department of Public Works).
- o Construct sidewalks along SE 72nd Street and Coal Creek Parkway.

240

- o Participate in the funding of a signal, intersection widening, widening of Coal Creek Parkway, widening of SE 72nd St., and addition of turn lanes as deemed necessary by the Department of Public Works. Participation to be based on a percentage of anticipated vehicle trips generated by the proposed development in relation to total traffic at the site of the improvement and to be done at such time as traffic conditions warrant improvements. (September 14, 1982)



SE 72nd ST AND COAL CREEK PARKWAY BUSINESS AREA PROPOSED ZONING



See Area Zoning Document pp 52-53

142