

May 24, 1993
92-597.ORD (AT)

Introduced by: SULLIVAN

Proposed No.: 92-597

ORDINANCE NO. **10847**

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AN ORDINANCE relating to comprehensive planning; adopting the East Sammamish Community Plan Update; adopting the East Sammamish Community Plan Area Zoning update; amending the King County Sewerage General Plan; amending Ordinance 4035 as amended; repealing Ordinance 6252 as amended, and K.C.C. 20.12.340.

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Findings of Fact:

For the purpose of effective areawide planning and regulation, the King County Council makes the following legislative findings:

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An update of the East Sammamish Community Plan and Area Zoning was initiated on December 18, 1989 by Council Motion 7771. The purpose of the East Sammamish Community Plan and Area Zoning is to implement and amend the 1985 King County Comprehensive Plan. It will update and provide more detailed policy guidelines for land use, the environment and transportation which will be implemented through the simultaneous adoption of areawide zoning. Land use, growth, redevelopment and adequate urban services are best addressed in the context of an update of the community plan.

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Public workshops and regular Citizens' Advisory Committee (CAC) meetings began in July 1990. The planning process for the update has included participation by local residents serving on a CAC and attending public meetings; cooperative planning between the County and the Cities of Redmond and Issaquah; and consideration of regional plans and intergovernmental agreements. King County has prepared an Environmental Impact Statement for the East Sammamish Community Plan Update and Area Zoning.

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The King County Council's East Sammamish Community Plan Review Panel held 34 meetings, including 4 evening meetings held in the community to take public comment, prior to making its recommendations to the Council.

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The East Sammamish community planning area has experienced one of the highest rates of growth in King County. The 1991 Annual Growth Report reported a 157 percent population increase for the planning area from 1980 to 1990. The planning area's population grew from 12,300 in 1980 to 31,851 in 1990, and is forecast to exceed 40,000 by the year 2000 and 73,000 by 2020. While the population increase was anticipated by the 1982 East Sammamish Community Plan, the magnitude of the resulting impacts upon the area's infrastructure and environment was not adequately understood. The rapid rate of growth has strained the area's public services and facilities, including roads, sewers, water supplies and schools, and it has caused environmental damage and harm to public resources.

1 Updating the East Sammamish Community Plan and Area Zoning
 2 will provide for coordination and regulation of public and
 3 private development and bears a substantial relationship to,
 4 and is necessary for, the public health, safety, and general
 5 welfare of King County and its citizens.

6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

7 SECTION 1. Ordinance 6265, as amended, and K.C.C.
 8 20.12.340 are each hereby repealed and the following is
 9 substituted:

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

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

19 C. Ordinance 4035, previously adopting the King County
 20 Sewerage General Plan, is hereby amended in accordance with
 21 Subsection A.

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

26 E. The King County Comprehensive Plan Map, adopted by
 27 Ordinance 7178, is amended within the East Sammamish community
 28 planning area to redesignate the transitional areas, to
 29 redesignate portions of rural areas, and to redesignate

9/3/93
 Map A was never part of
 the Clerk's file. Another
 map was ~~mistakenly~~ ^{INADVERTENTLY SUPPLIED}
 BY STAFF
 Map A.
 jmasmo

1 portions of urban areas, as indicated on the map attached
2 hereto as Map A. These designations shall be implemented by
3 the adoption of the East Sammamish Community Plan Update and
4 Area Zoning.

5 INTRODUCED AND READ for the first time this 31st day
6 of August, 1992

7 PASSED this 25th day of May, 1993


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KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chair


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12 ATTEST:

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14 Clerk of the Council

15 APPROVED this 1st day of June, 1993.

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King County Executive

18 Attachments:

10847

KING COUNTY COUNCIL MEETING
MONDAY MAY 24, 1993

EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING
PROPOSED ORDINANCE 92-597

AMENDMENT PACKAGE

SECTION 1

1-39

#	Summary	Introducer
GRAND RIDGE		
1	Grand Ridge....Revise Comprehensive Plan, and the Panel-recommended Community Plan and Area Zoning to permit a Master Planned Development	Sullivan
2	North Fork Issaquah Creek/Wetland #7 area....Apply AR-2.5 zoning and development conditions related to development within environmentally-constrained areas	Barden
3	North Fork Issaquah Creek/Wetland #7 area....designate the area Urban, apply SC-P zoning with conditions that call for a joint development proposal from area property owners	Sullivan
4	A demonstration transfer of development rights program for Grand Ridge	Phillips
5	Expand AR-2.5 zoning on Grand Ridge near the I-90/High Point interchange	Derdowski
GROWTH RESERVE		
6	Remove the Growth Reserve from all properties in the planning area	Sullivan
7	Revise Policy GM-4 to add performance goals for Growth Reserve	Nickels
8	Revise Policy GM-4 to call for a Parks <u>functional</u> plan	Pullen
9	Revise Policies GM-2, 3 & 5 to lift Growth Reserve in 3 years	Pullen
10	Revise Policy GM-7 to remove the Growth Reserve from properties adjacent to sewer ULIDs	Barden
11	New policy to eliminate small islands of proposed Growth Reserve	Derdowski
12	Remove from Growth Reserve several properties along the E. Lake Sammamish Parkway at SE 43rd St. (Tyee)	Barden
13	Remove the Providence Point P.U.D. from Growth Reserve	Laing/ Derdowski
14	Remove the Growth Reserve and apply RS-7200 zoning to area zoning request #197	Sullivan
15	Remove the Growth Reserve from area zoning requests #403 & 404	Sullivan
16	Remove the Growth Reserve from area zoning request #68	Sullivan
17	Remove the Growth Reserve from area zoning requests #23 & 25	Sullivan
18	Remove the Growth Reserve from area zoning request #155	Phillips
19	New policy to apply Growth Reserve to lands in the Beaver Lake watershed until the Beaver Lake Water Quality Study is adopted	Pullen

#	Summary	Introducer
20	New policy to apply Growth Reserve to lands in the Beaver Lake watershed until a plan amendment study is completed	Derdowski
21	New policy to apply Growth Reserve to lands in the Pine Lake watershed until a plan amendment study is completed	Derdowski
22	New policy calling for a Pine Lake Management Plan	Pullen/ Derdowski
23	Apply Growth Reserve to urban portions of area zoning request #494 (Aladrra Farm)	Laing/ Derdowski
24	Apply Growth Reserve to urban portions of area zoning request #495 (Aldarra Farm)	Laing/ Derdowski
	PATTERSON CREEK/BEAVERDAM	
25	Change Urban-designated lands in the Patterson Creek Basin to Rural	Derdowski
26	Change a portion of the Urban-designated area of area zoning request #495 to Rural and the rest to Urban 1 home-per-acre	Derdowski
27	Apply deed restrictions to the Rural portion of area zoning request #495 to require open space	Phillips
28	P-suffix to specify conditions for approving a golf course on Beaverdam property	Sullivan
	TROSSACHS AREA	
29	Change Urban designation to Rural for portions of area zoning requests 320, 321, 322 and 344	Derdowski
30	Change the zoning for a portion of area zoning request #320 from RS-7200 to SC-P	Derdowski
	PATTERSON CREEK/ALDARRA FARM	
31	Change the Urban designation to Rural and apply rural zoning to area zoning request #494	Derdowski
32	Apply development conditions to the Urban portions of the Patterson Creek Basin	Laing/ Derdowski
33	New policy calling for the protection of agricultural soils within the Snoqualmie Valley	Laing/ Derdowski
	MYSTIC LAKE AREA	
34	Change portions of the Mystic Lake Study Area from Rural to Urban and apply urban zoning	Derdowski

#	Summary	Introducer
	RESOURCE LANDS	
35	Revise Policy RL-1 to call for a density of 1 home-per-5-acres (rather than 1 per-10-acres) on Farmlands Preservation Program lands	Laing/ Derdowski
36	New policy to support mineral extraction outside of designated Quarry/Mining areas	Phillips
	WILDLIFE NETWORK	
37	Amend wildlife network P-suffix conditions and remove wildlife network from area zoning request #329	Sullivan
38	Possible wildlife network amendment	
39	Change the buildout zoning on a portion of area zoning request #495 from RS-9600 to SC-P (Beaverdam)	Derdowski

10847

(REMOVED) FROM CONSIDERATION
BY MS. SULLIVAN

KING COUNTY COUNCIL

EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW

AMENDMENT NUMBER: 1

OFFERED BY: Cynthia Sullivan

TOPIC: *Grand Ridge Urban Designation and Area Zoning: Issue 375*

Replace Comprehensive Plan designation of Rural with an Urban designation for the subject property.

Amend policies as shown on attached table to support Grand Ridge UPD.

Replace panel recommended community plan designation of rural with 4-8 units per acre, 1 unit per acre and commercial/office designations consistent with the zoning set out in the next paragraph.

Replace panel recommended AR-5 zoning for area owned by this applicant that is within the area bounded by Vaughan Hill Road, Issaquah-Fall City Road, the range line between ranges 6 & 7 EWM, I-90, and Front Street/East Lake Sammamish Parkway, with RS-7200-P, SC-P, and BR-C-P zoning as shown on the attached map, and subject to the P-suffix conditions attached which replace chapter XI of the Area Zoning P-suffix conditions.

Additionally, the areas zoned SC-P shall be evaluated by SWM, DDES, and Roads Division during the 6 months following adoption of this plan by the Council for possible development using low-impact methods such as suggested by the Village Conservancy for the North Fork Issaquah Creek Valley. The reviewing agencies shall report back to the council on threshold standards which may be appropriate to achieve this objective.

NOTE: The attached zoning map covers the area known as Wetland 7/North Fork Issaquah Creek Valley, which is addressed by another amendment, as well as the Grand Ridge UPD site.

5/17/93:12n:mmc

#	Summary	ACTION TAKEN
	KLAHANIE	
76	Apply P-suffix conditions relative to the provision of affordable housing to a portion of the Klahanie MPD	PASSED
77	Change the zoning from BC-P to SC-P (BC-P) for the Klahanie Commercial Center and apply a P-suffix condition	PASSED SUBSTITUTE
78	Change the zoning from BC-P to BN-P for the Klahanie Commercial Center	FAILED
	ISSAQUAH EMPLOYMENT CENTER	
79	Revise Policy CI-9 to recognize existing commercial uses near the intersection of the E. Lake Sammamish Parkway and SE 56th St. (Henry Bacon)	PASSED
80	Revise Policy CI-9 to increase the amount of retail activity permitted within the proposed Employment Center	PASSED
81	Change the buildout zoning in portions of the Bush Lane area from RM-900-P to RS-9600 and RM-1800-P	PASSED
	UTILITIES	
82	Revise the Puget Power Transmission Project Map	PASSED
83	Revise Policy FS-10 to remove lower-density Urban areas on septic systems from the LSA	FAILED
84	New policy to prohibit sewers from the Snoqualmie River Basin	FAILED
	TRANSIT	
85	Revise Policy T-13 call for a Park and Ride lot near the intersection of NE 56th St. and E. Lake Sammamish Parkway	PASSED
86	New Policy calling for a study and pilot program to improve transit service to the Plateau	PASSED AS AMENDED
	HISTORIC RESOURCES	
87	New Policy calling for an historic district designation for the West Beaver Lake area	PASSED
	OTHER AMENDMENTS	
88	P-suffix conditions relating to basin plans	PASSED
89	Revise Potential Zone Reclassification Requirements	PASSED AS AMENDED
90	Area Zoning Issue #49	PASSED
91	Verbal amendment	FAILED
92	Add language to p. 259 of Executive Proposed Area Zoning	PASSED

#	Summary	ACTION TAKEN
59	P-suffix calling upon SWM to phosphorus mitigating measures for new development in the Pine Lake watershed	PASSED
60	P-suffixes related to clearing and impervious surface limits for new development in the Pine Lake watershed	FAILED
61	P-suffixes to apply Ravine Protection Standards in proposed E. Lake Sammamish Basin Plan on an interim basis	PASSED AS AMENDED
62	New policy calling for the protection of Patterson Creek aquatic habitat	PASSED AS AMENDED
63	P-suffixes for Urban lands within the Patterson Creek Basin (Beaverdam, Trossachs and Aldarra Farm)	FAILED
64	Revised Grand Ridge P-suffix conditions related to surface water	PASSED SUBSTITUTE
ZONING CHANGES WITHIN URBAN AREAS		
65	Change the buildout zoning from SC-P to SE for area zoning requests #208, 222 & 224	PASSED
66	Change the buildout zoning from RS-15000 to SC for the area including area zoning requests #72, 73, 77, 78, 81, 87 & 90	FAILED
67	Change the buildout zoning from RS-7200 and RS-9600 to SC-P for several properties northwest of Pine Lake	FAILED
68	Change the buildout zoning from RS-7200 and RS-9600 to SC-P for several properties northwest of Beaver Lake	WITHDRAWN
69	Change the buildout zoning from RS-7200 to SC-P for several properties west of the proposed Beaverdam development	WITHDRAWN
70	Change the buildout zoning from SC-P to RS-15000 for area zoning request #145	PASSED
71	Change the buildout zoning from RS-9600 to RS-15000 for the area near Pine Lake including area zoning requests #87, 190, 193 & 201-203	FAILED
72	Change the buildout zoning from RS-15000 to RS-9600 for portion of a property west of Sahalee	PASSED
73	Change the designation from Rural to Urban and apply urban zoning to area zoning request #309	PASSED AS AMENDED
74	Change the buildout zoning from SC-P to RS-15000 for area zoning requests #103 and 376	PASSED AS AMENDED
75	Change the buildout zoning from SC-P to RS-5000 for an area north of Pine Lake on either side of 228th Ave. SE	WITHDRAWN

#	Summary	ACTION TAKEN
HAPPY VALLEY		
40	Change the designation from Rural to Multifamily and apply multifamily zoning to area zoning requests 1, 2 & 8	FAILED
41	Change the designation from Rural to Commercial/Office and apply commercial zoning to area zoning requests 1, 2 & 8	FAILED
42	Change a portion of the Happy Valley zoning from AR-10 to AR-5	FAILED
43	Apply a P-suffix condition to area zoning request #430 (N.W. Pipeline)	FAILED
44	Apply an expanded P-suffix condition to area zoning request #430 (N.W. Pipeline)	PASSED AS AMENDED
SURFACE WATER MANAGEMENT		
45	Revise and extend the Interim Zoning's surface water retention/detention conditions	PASSED AS AMENDED
46	Revise Policy NE-7 to cite a Beaver Lake Management Plan	PASSED
47	Revise Policy NE-4 to cite a Beaver Lake Management Plan	PASSED AS AMENDED
48	New policy calling for the designation of a Beaver Lake Wetland Management Area	PASSED
49	New policy calling upon SWM to phosphorus mitigating measures for new development in the Beaver Lake watershed	PASSED AS AMENDED
50	New policy calling for clustering in the Beaver Lake watershed	WITHDRAWN
51	New policy calling for impervious surface limits in the Beaver Lake watershed	WITHDRAWN
52	P-suffix calling for seasonal clearing restrictions in the Beaver Lake watershed	PASSED
53	Revise Policy NE-4 to cite a Pine Lake Management Plan	PASSED AS AMENDED
54	Revise Policy NE-7 to cite a Pine Lake Management Plan	PASSED AS AMENDED
55	Revise Policy R-6 to provide for densities of 2-3 homes-per-acre in the Pine Lake watershed	FAILED
56	New policy and revision to Policy R-11 to remove multifamily from the Pine Lake watershed	FAILED
57	Revisions to zoning in the Pine Lake watershed	WITHDRAWN
58	P-suffix calling for seasonal clearing restrictions in the Pine Lake watershed	PASSED

#	Summary	ACTION TAKEN
	RESOURCE LANDS	
35	Revise Policy RL-1 to call for a density of 1 home-per-5-acres (rather than 1 per-10-acres) on Farmlands Preservation Program lands	PASSED
36	New policy to support mineral extraction outside of designated Quarry/Mining areas	PASSED
	WILDLIFE NETWORK	
37	Amend wildlife network P-suffix conditions and remove wildlife network from area zoning request #329	WITHDRAWN
38	Possible wildlife network amendment	NOT OFFERED
39	Change the buildout zoning on a portion of area zoning request #495 from RS-9600 to SC-P (Beaverdam)	WITHDRAWN

#	Summary	ACTION TAKEN
21	New policy to apply Growth Reserve to lands in the Pine Lake watershed until a plan amendment study is completed	PASSED
22	New policy calling for a Pine Lake Management Plan	PASSED
23	Apply Growth Reserve to urban portions of area zoning request #494 (Aladrra Farm)	FAILED
24	Apply Growth Reserve to urban portions of area zoning request #495 (Beaverdam)	FAILED
PATTERSON CREEK/BEAVERDAM		
25	Change Urban-designated lands in the Patterson Creek Basin to Rural	FAILED
26	Change a portion of the Urban-designated area of area zoning request #495 to Rural and the rest to Urban 1 home-per-acre	FAILED
27	Apply deed restrictions to the Rural portion of area zoning request #495 to require open space	PASSED
28	P-suffix to specify conditions for approving a golf course on Beaverdam property	PASSED
TROSSACHS AREA		
29	Change Urban designation to Rural for portions of area zoning requests 320, 321, 322 and 344	TABLED
30	Change the zoning for a portion of area zoning request #320 from RS-7200 to SC-P	TABLED
PATTERSON CREEK/ALDARRA FARM		
31	Change the Urban designation to Rural and apply rural zoning to area zoning request #494	TABLED
32	Apply development conditions to the Urban portions of the Aldarra Farm property below the 220' elevation line.	FAILED
33	New policy calling for the protection of agricultural soils within the Snoqualmie Valley	WITHDRAWN
MYSTIC LAKE AREA		
34	Change portions of the Mystic Lake Study Area from Rural to Urban and apply urban zoning	PASSED