

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT #

21

OFFERED BY: Derdowski

10847

Amend the panel-recommended East Sammamish Community Plan by adding the following policy:

NEW POLICY

A water quality study should be conducted for Pine Lake and GR-5 zoning be should be applied to the Pine Lake Watershed until a plan amendment study is completed to determine the appropriate density and development conditions for the area. The plan amendment study should be based upon the findings of the water quality study and the East Lake Sammamish Basin & Nonpoint Action Plan.

The plan amendment study should be transmitted to the Council before June 1, 1994 and should provide a range of alternative densities based upon several levels of phosphorus control and several levels of impact upon Pine Lake water quality.

BASIS:

It makes sense that zoning be applied only after the plans that determine the effects of the zoning be approved. Since both the community and Surface Water Management want to keep Beaver Lake in its natural condition waiting for the plans to be ratified would be the best solution.

KING COUNTY COUNCIL

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10847

AMENDMENT #

22

OFFERED BY: Pullen/Derdowski

NEW POLICY NE ((1.1)) Amend Plan Update Natural Environment Policies by adding a new policy:

A study should be conducted of the Pine Lake basin to produce a Pine Lake Management Plan, with the objective of specifying the controls, actions and management practices to be implemented:

- (i) to reduce surface water problems that threaten public health and safety;
- (ii) to protect the value of Pine Lake for recreation, fish and wildlife habitat, aesthetic enjoyment, and other hydrological and environmental functions;
- (iii) to reduce the contributions of nonpoint source pollution, particularly phosphorous, to the surface waters of the Pine Lake basin.

BASIS:

- Pine Lake was studied in 1980 and found to be eutrophic, It is particularly sensitive to phosphorous. A restoration project was completed in the late 1980's, but its benefits have been offset by impacts from development. (Draft East Lake Sammamish Basin and Nonpoint Source Plan.)
- The ELS Basin Plan has recommended further study of Pine Lake and the adoption of a management plan for Pine Lake.
- Such study will provide information which will permit the adoption of a Management Plan for Pine Lake, setting forth long term management actions for the Lake necessary to protect its water quality.
- Without such a study and adoption of Pine Lake Management Plan, further development in the Pine Lake basin may result in the death of the Lake.

KING COUNTY COUNCIL

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10847

AMENDMENT # **23**

OFFERED BY: Laing/Derdowski

Area Zoning Request #494

Amend the panel-recommended Land Use Map by adding the Growth Reserve designation to the urban-designated portion of the subject property.

Amend the panel-recommended Area Zoning by redesignation the urban portions of the subject property GR-5 (SC-P).

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KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

10847

AMENDMENT # 24

OFFERED BY: Derdowski

Area Zoning Request #495

Amend the panel-recommended Land Use Map by adding the Growth Reserve designation to the urban-designated portion of the subject property.

Amend the panel-recommended Area Zoning by redesignation the urban portions of the subject property GR-5 (RS-9600).

10847

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 25 OFFERED BY: Derdowski

Patterson Creek Basin

Amend the Panel-recommended Land Use Map by designating the subject properties, shown on the attached map, Rural.

Amend the Panel-recommended Area Zoning by designating the subject properties, shown on the attached map, AR-5 and AR-10.

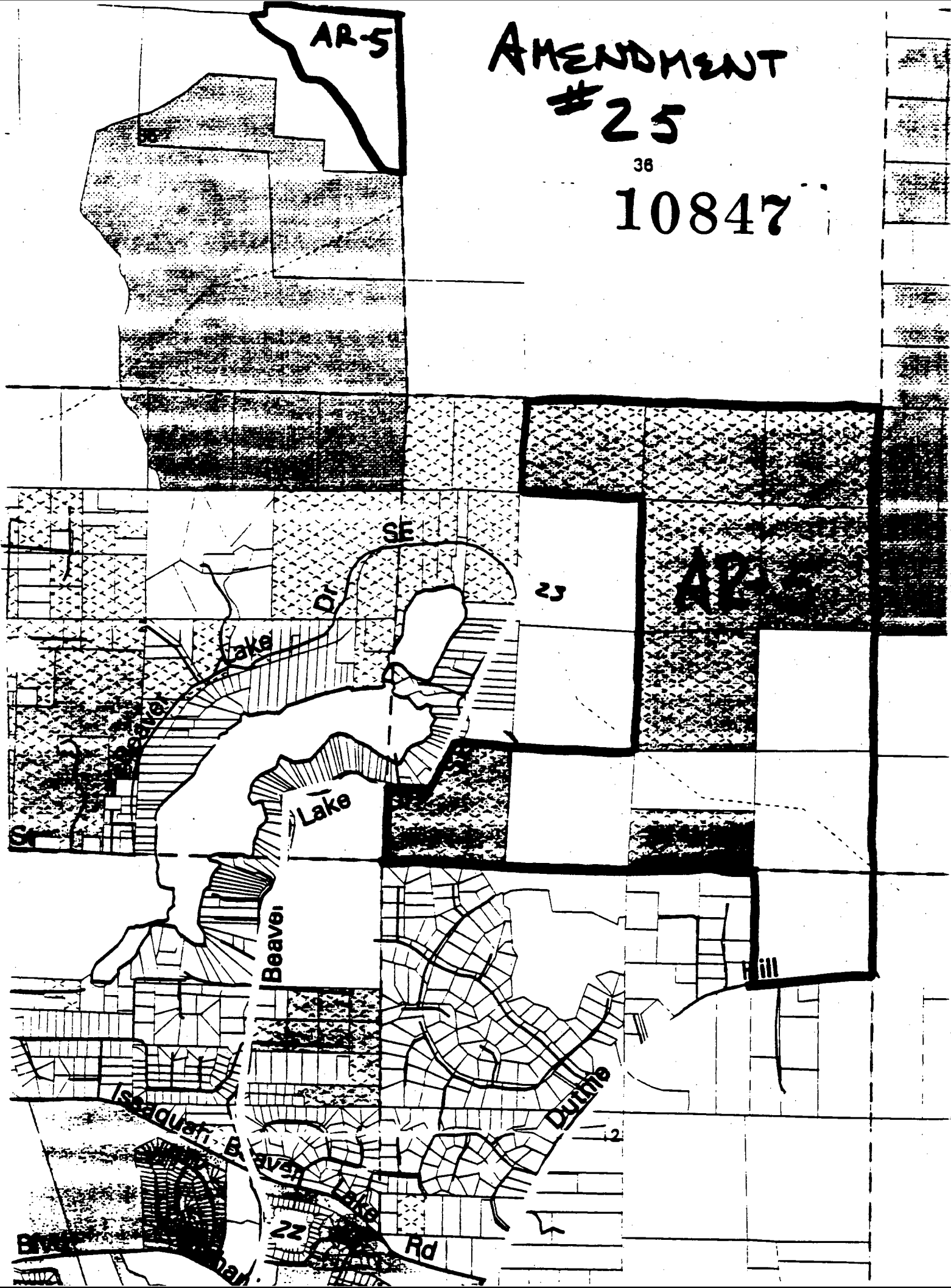
BASIS: King County Comprehensive Plan Policies E-311 and E-321 calling for the protection of water quality and fish habitat and Policies RL-101, RL-102 and RL-302 calling for the encouragement of agriculture, the conservation of farmlands and the siting of compatible uses nearby.

AR-5

AMENDMENT #25

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AMENDMENT
#25
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KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 26

OFFERED BY: Derdowski

Area Zoning Request #495

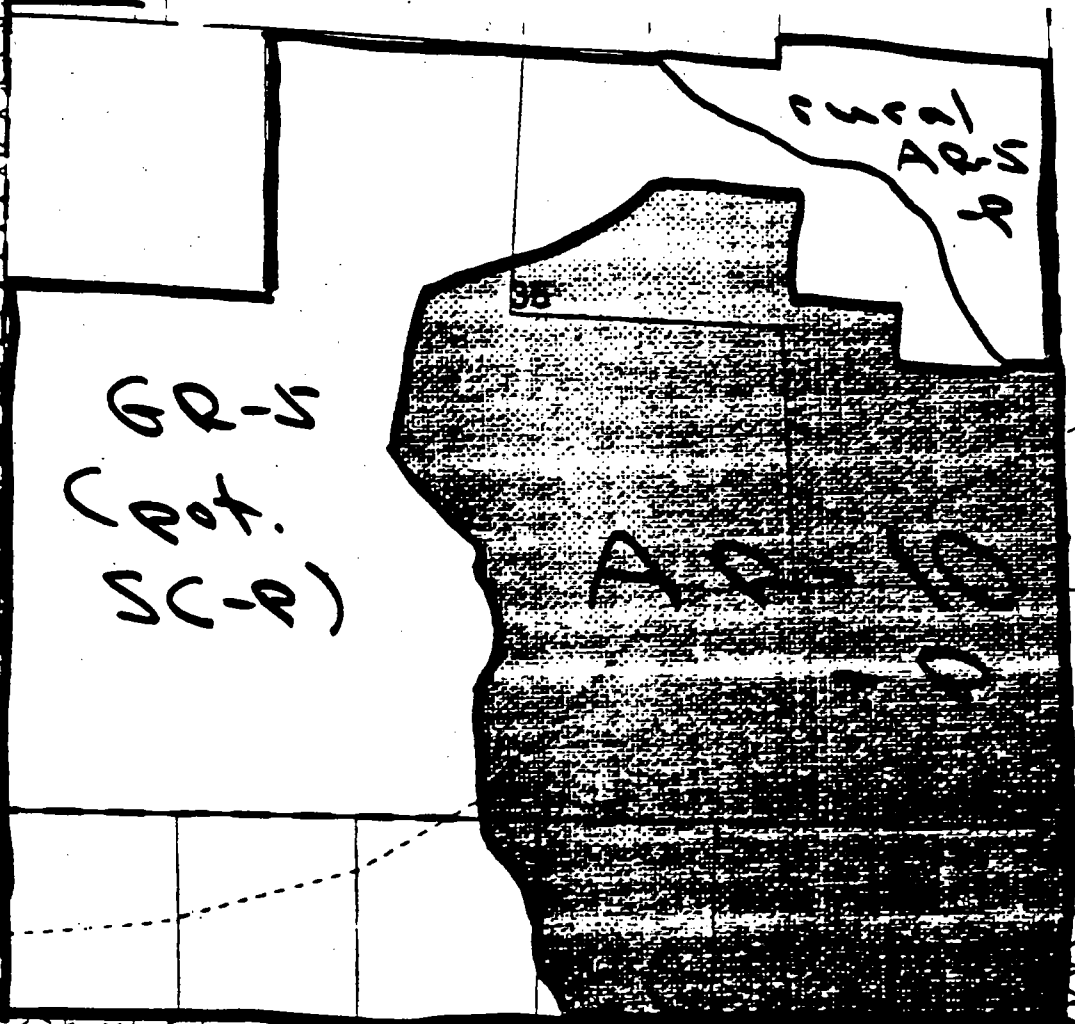
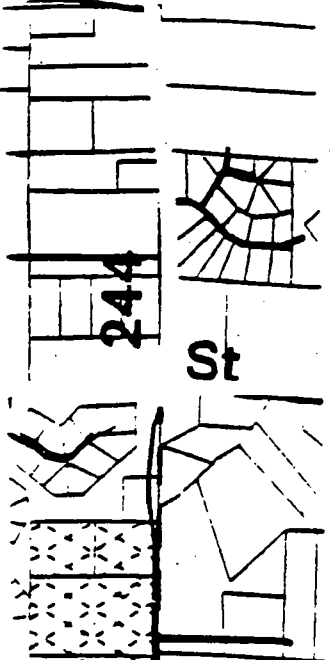
Amend the Panel-recommended Land Use Map by designating a portion of the subject property, shown on the attached map, Rural with the remainder designated Urban 1 DU/Acre.

Amend the Panel-recommended Area Zoning by designating a portion of the subject property, shown on the attached map, AR-5 with the remainder of the property designated GR-5 (S-C).

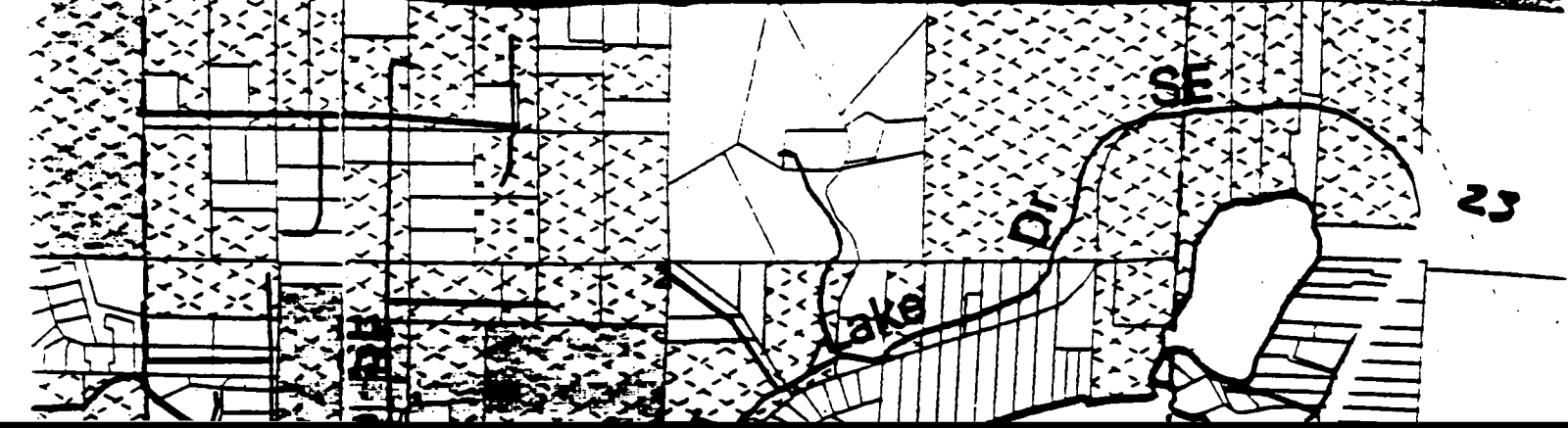
BASIS: King County Comprehensive Plan Policies E-311 and E-321 calling for the protection of water quality and fish habitat and Policy R-207 calling for low urban densities directly adjacent to Rural areas.

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Amend. # 26



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10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 27 OFFERED BY: ROKALX PHILLIPS

Area Zoning Request # 495

The following P-suffix condition shall be attached to the subject property:

Prior to granting of any preliminary subdivision approval, deed restrictions shall be placed upon the entire Rural portion of the subject property to limit its use to passive open space or a golf course.

RECEIVED

KING COUNTY COUNCIL 10847

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EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW

CLERK

AMENDMENT NUMBER: 28

OFFERED BY: Cynthia Sullivan

TOPIC: *Beaverdam Property (Section 35)*

Add the following P-suffix conditions applying to the golfcourse proposed for this property:

A golf course, club house (including dining facilities) and related recreation facilities such as driving range, swimming pools and tennis courts shall be deemed to conform with applicable policies of the King County Comprehensive Plan (i.e., policies R-210, 214, 220, CI-110); the Roads Standards set forth in Chapter 14.42 KCC; and the requirements of Chapters 21.58 and 21.21.A KCC if the following conditions are satisfied:

1. Comply with the best management practices set forth in King County's Best Management Practices for Golf Course Manual;
2. Prepare and obtain SWM approval of a Master Drainage Plan for the entire property;
3. Provide access by a road improved to neighborhood collector road standards;
4. Protect at least 35% of the total of the entire property in a native growth protection easement;
5. Provide water for irrigation of the golf course by on-site wells and follow the water conservation and reclamation procedures as outlined in the approved Master Drainage Plan to minimize ground water usage;
6. Conform to all applicable code requirements relating to parking facilities and the standard of the Sensitive Areas Ordinance;
7. Comply with such reasonable additional conditions as may be required to assure that nuisances or hazards will not develop; and
8. Comply with such reasonable conditions that may be required pursuant to SEPA (Chapter 20.44 K.C.C.) and needed to control impacts to the environment.

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

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10847

AMENDMENT #

29

OFFERED BY: Derdowski

Area Zoning Request # 320, 321, 322 & 344

Amend the Panel-recommended Land Use Map by designating portions of the subject properties, shown on the attached map, Rural.

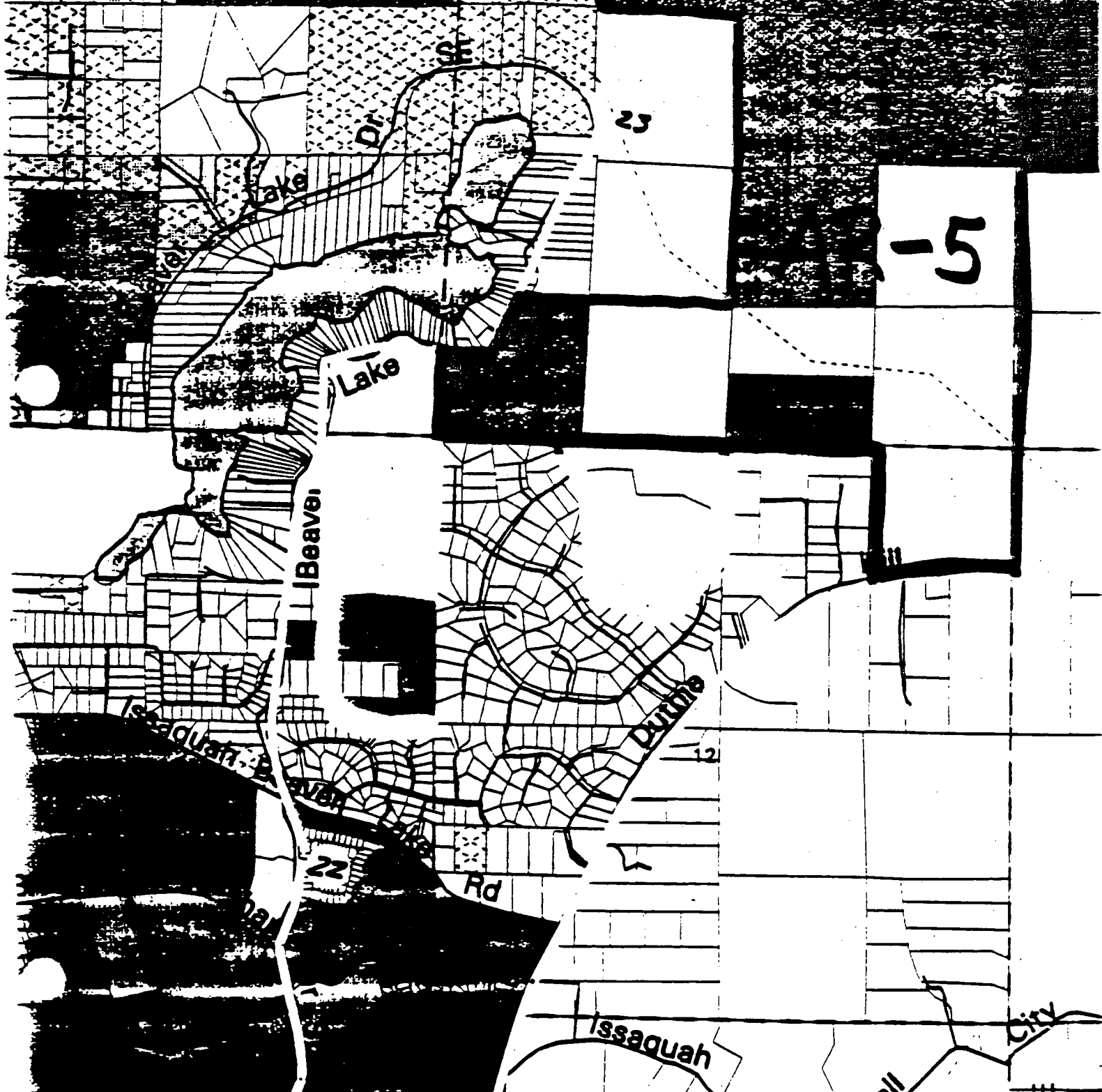
Amend the Panel-recommended Area Zoning by designating portions of the subject properties, shown on the attached map, AR-5.

BASIS: King County Comprehensive Plan Policies E-311 and E-321 calling for the protection of water quality and fish habitat.

AMENDMENT

#29

10847



10847

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 30

OFFERED BY: Derdowski

Amend the Panel-recommended Land Use Map by designating a portion of the subject property, shown on the attached map, Growth Reserve, Urban 1 DU/Acre.

Amend the Panel-recommended Area Zoning by designating a portion of the subject property, shown on the attached map, GR-5 (S-C).

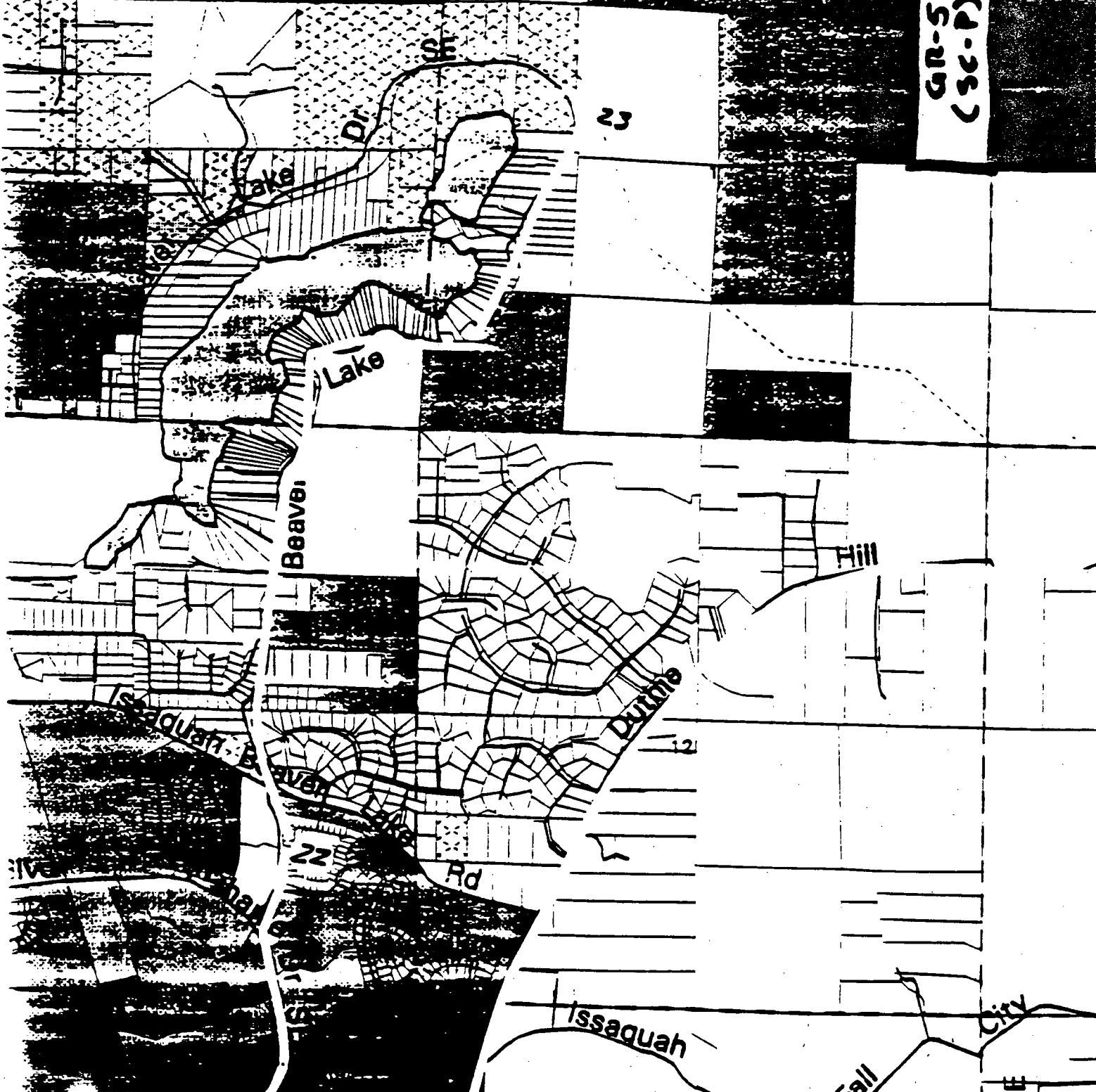
BASIS: King County Comprehensive Plan Policy R-207 calling for low urban densities directly adjacent to Rural areas.

AMENDMENT

#30

10847

GR-S
(36-P)



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10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 31 OFFERED BY: Derdowski

Area Zoning Request # 494

Amend the Panel-recommended Land Use Map by designating the subject property, Rural.

Amend the Panel-recommended Area Zoning by designating the subject property AR-5 and AR-10.

BASIS: King County Comprehensive Plan Policies E-311 and E-321 calling for the protection of water quality and fish habitat and Policies RL-101, RL-102 and RL-302 calling for the encouragement of agriculture, the conservation of farmlands and the siting of compatible uses nearby.

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East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 32 OFFERED BY: Laing/Derdowski

Area Zoning Request #494

The following p-suffix conditions shall apply to the urban designated portions of the subject property:

1. Sewers shall not be extended below the 220ft elevation line
2. Residential and agricultural uses only shall be permitted below the 220ft elevation line.
3. The maximum number of dwelling units permitted below the 220ft elevation line shall be calculated on the basis of one home per 10 acres.

BASIS: King County Comprehensive Plan policies, RL-101, RL-102 and RL-302, calling for the encouragement of agriculture, the conservation of farmlands and siting of compatible uses nearby. The property is currently in agricultural use and includes substantial amounts of highly-rated agricultural soils including Class 2 soils. King County has no Class 1 soils.