

KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 43 OFFERED BY: Laing/Derdowski

Area Zoning Request #430

The following p-suffix shall be applied to the subject property:

Redevelopment of this site shall be for pipeline utility-related uses only.

BASIS: This P-suffix condition would implement the policy direction of proposed policy CI-13.

Amend. # 43

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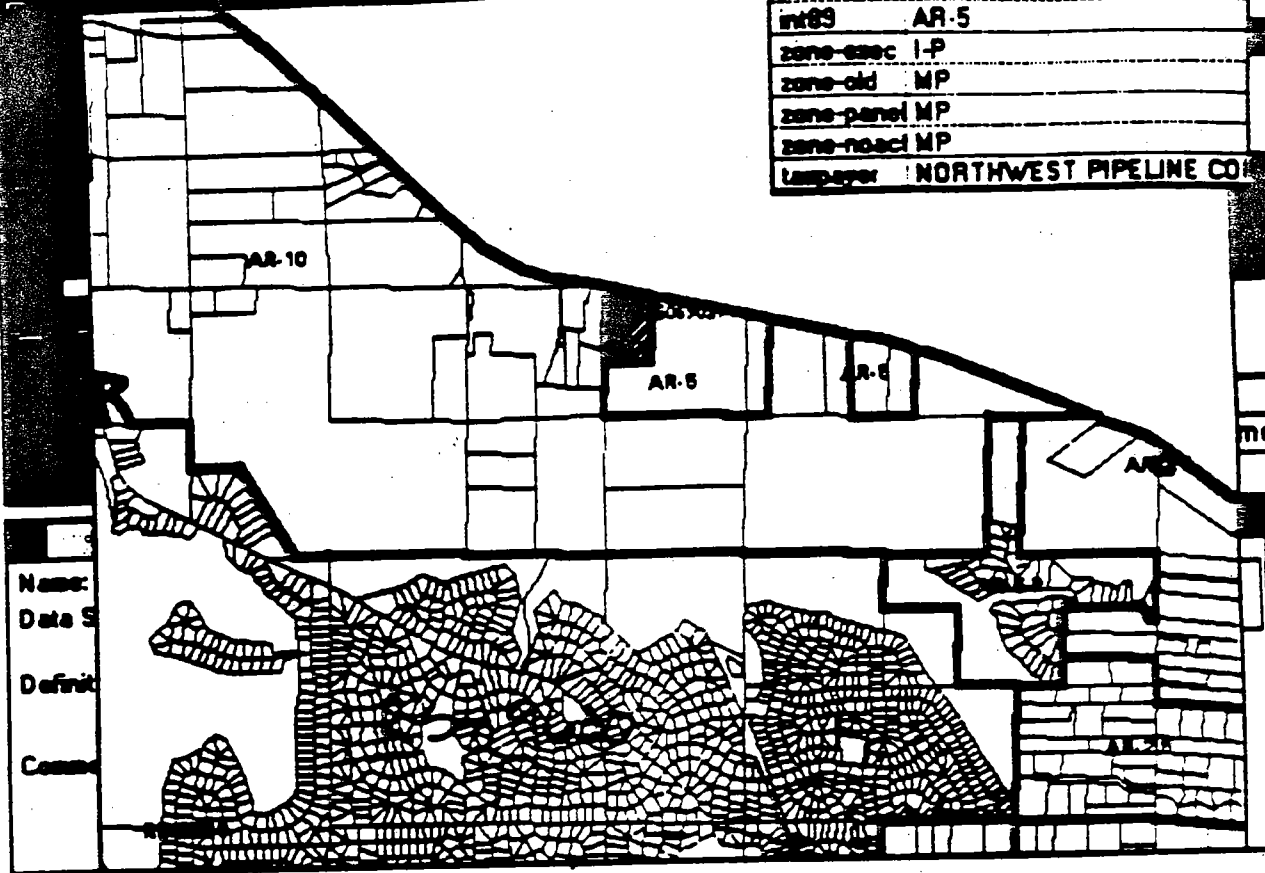
ArcView: 1

Identify Parcel 6.57

File

parcel-no	2225069027
acres	6.50
int89	AR-5
zone-exec	I-P
zone-old	MP
zone-panel	MP
zone-road	MP
mapayer	NORTHWEST PIPELINE CO

Name:
Date S
Definit
Comm



#430

44

CYNTHIA SULLIVAN

Proposed Amendment to Chapter 5, Commercial/Industrial
Development, East Sammamish Community Plan Update and Area
Zoning

RECEIVED

MAY 19 PM 12:09

10847

CLERK
KING COUNTY COUNCIL
(Area Zoning Issue No. 430)

(Council Corrections Copy, dated January 30, 1993, Page 15)
(Executive Proposed Plan, July 1992, Page 115)

CI-15 The Northwest Pipeline office and maintenance shop is an existing use and is recognized by this plan as providing a needed service to the area. This 6.5 acre site may redevelop for pipeline utility and/or school bus base uses that are compatible with the surrounding rural development and agricultural uses. Redesignation of additional properties in the Happy Valley area for manufacturing park uses or other urban uses shall not be permitted.

exclusive of major maintenance functions (CS)

In order to implement ESCP policy CI-15, the following P-suffix condition shall be applied to Tax Lot No. 222506-9027-09:

- A. Any redevelopment of this site shall be limited to pipeline utility and/or school bus base uses.
- B. Extraordinary measures should be taken to remove oils and chemicals including, if necessary, coalescer plates or other technologies.

MR. DERDOWSKI MOVE ADD "B" (above), PASSED 6-3, PB, KP, CS "NC"

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East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

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AMENDMENT # 45

OFFERED BY: Laing/Derdowski

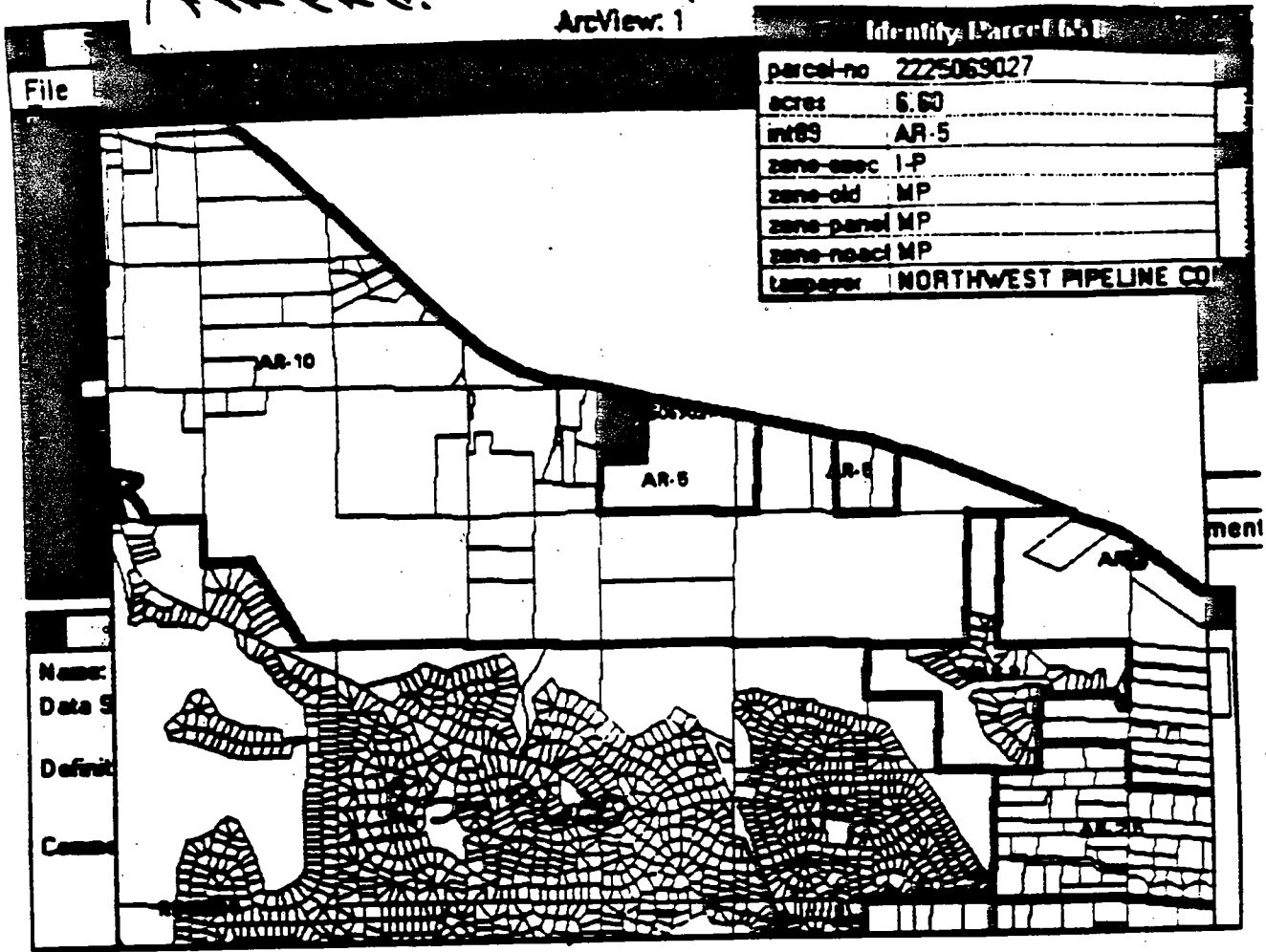
For development that requires a building permit, binding site plan, conditional use permit, unclassified use permit, variance, rezone, planned unit development, subdivision, short subdivision, master plan development, or grading permit, the following standards shall apply:

1. For properties within the boundaries of Detention Standard 1 shown on the attached map, onsite retention/detention (R/D) facilities shall be designed to control the post-development 2 and 10 year flows to corresponding pre-development levels, with a safety factor of thirty percent added to the storage volume. Either of the following two design analysis techniques may be used, according to design guidelines to be developed by the King County Surface Water Management Division.
 - a. A calibrated continuous flow hydrologic simulation model such as the Hydrologic Simulation Program Fortran (HSPF) model may be used.
 - b. The King County Surface Water Design Manual (King County, 1990) design method may be used if it is modified to use a seven-day rainfall distribution based on actual storms in the Puget Sound Lowlands instead of the Soil Conservation Service (SCS) Type Ia distribution. In addition, the time of concentration must be computed separately for pervious and impervious segments and then added to obtain the net time of concentration. Travel time and time of concentration computations for existing or pervious land segments shall be based on the sum of interflow, shallow concentrated flow, and open-channel flow.
2. To protect significant streams and wetlands in the East Lake Sammamish, Issaquah Creek, and Patterson Creek basins, onsite R/D facilities for properties within the boundaries of Detention Standard 2 shown on the attached map shall be designed to reduce the post-development flow durations to their pre-developed levels for all flows greater than fifty percent of the 2-year event and less than the 50-year event. In addition, the 100-year post-development peak flow shall be reduced to pre-development levels. A calibrated continuous flow simulation model, such as HSPF, shall be used for this design analysis. If a continuous model cannot be used, the method of the 1990 King County Surface Water Design Manual may be used with the 24-hour design event if the facilities are designed so that the post-development 2-year storm event is released at one-half of the pre-developed two-year rate; the post-development 10-year storm event is released at the pre-developed 2-year rate; and the post-development 100-year storm event is released at the pre-developed 10-year rate.
3. For properties within the boundaries of Detention Standard 3 shown on the attached map, and any other properties that discharge to a steep valley along the west slope that does not (or did not, in its predevelopment state) maintain a continuous surface water channel from the base of the west slope to the flat surface of the plateau, new development that is up-gradient of an erosion hazard area shall comply with the following standards:

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- a. All runoff from impervious surfaces must be conveyed down the western slope of the basin via a continuous pipeline(s) that follows a route shown on the attached map. Cooperative construction of these facilities by land owners along the pipeline routes is strongly encouraged.
 - b. Before discharging into a natural stream or waterbody, runoff must be filtered and/or detained for water-quality treatment according to Core and Special Requirements in the King County Surface Water Design Manual.
 - c. The discharge of the pipeline must be non-erosive, either into Lake Sammamish directly or to an open channel that is demonstrably stable from the point of discharge to the lakeshore. All outfalls must comply with existing Shoreline and sensitive area regulations; they must be designed and/or located to avoid disruption of shoreline spawning areas.
 - d. Pipeline installation shall be above ground over all Erosion or Landslide Hazard Areas as designated by King County's Sensitive Areas Ordinance. Elsewhere, above ground installation shall be used whenever feasible. Pipeline routes down the west slope of the basin should avoid ravine valleys as much as possible.
 - e. Drainage from cleared but unpaved land must not be concentrated and released at the top of slope. Instead, it must be either dispersed or collected in the pipeline drainage system. If the topography renders both alternatives infeasible, then the development must be redesigned to meet this condition.
 - f. The Detention Standard 3 requirements may be waived for the following three types of development proposals:
 - (1) Proposals that construct three hundred square feet or less of new impervious surface.
 - (2) Proposals that construct five thousand square feet or less of new impervious surface where runoff is discharged onto the following Soil Conservation Service soils, at average slopes of six percent or less: Arents ("An" only), Everett, Indianola, Klaus, Neilton, Pilchuck, Puyallup, or Ragnar. A soils report may be required to verify the soil series or to classify previously unmapped series.
 - (3) Proposals that construct over five thousand square feet of new impervious surface that can successfully infiltrate that runoff, following the analysis and design requirements in Section 4.5 of the King County Surface Water Design Manual.
4. Residential building permits for individual single-family residences are exempt from the requirement of pipeline construction. If an accessible pipeline is not yet available, runoff from developed areas may be alternatively managed by onsite detention using the Detention Standard 2 described above.

These standards shall be in effect until the effective date of an ordinance that adopts basin plans for the affected areas.

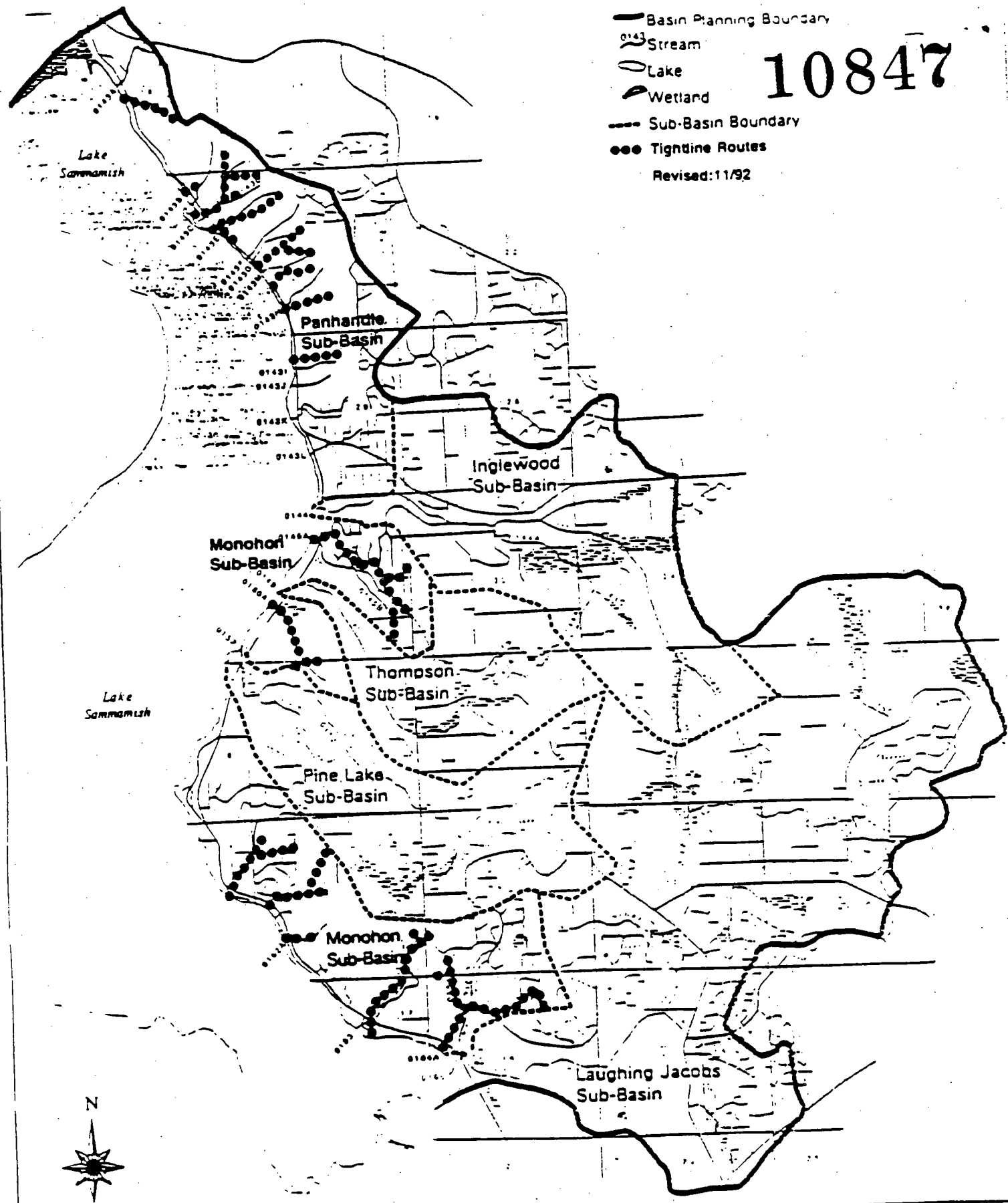
rules promulgating Critical Drainage Basin Regulations or adopts a Master Drainage Plan

AMENDMENT
MOVED BY P
PASSED
UNANIMOUSLY

BASIS: These standards would modify and extend the standards currently applied by the Interim Zoning which expires May 30th. They reflect what is proposed in basin plans currently before the Council and would sunset once those plans are adopted.

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- Basin Planning Boundary
 - Stream
 - Lake
 - ▭ Wetland
 - - - Sub-Basin Boundary
 - Tightline Routes
- Revised: 11/92



Sub-Regional Tightline Routes for the Panhandle and Monohon Sub-Basins
 East Lake Sammamish Basin

Figure
 5.5

0 1/2 1 Mile



East Sammamish Community Plan Update and Area Zoning Review

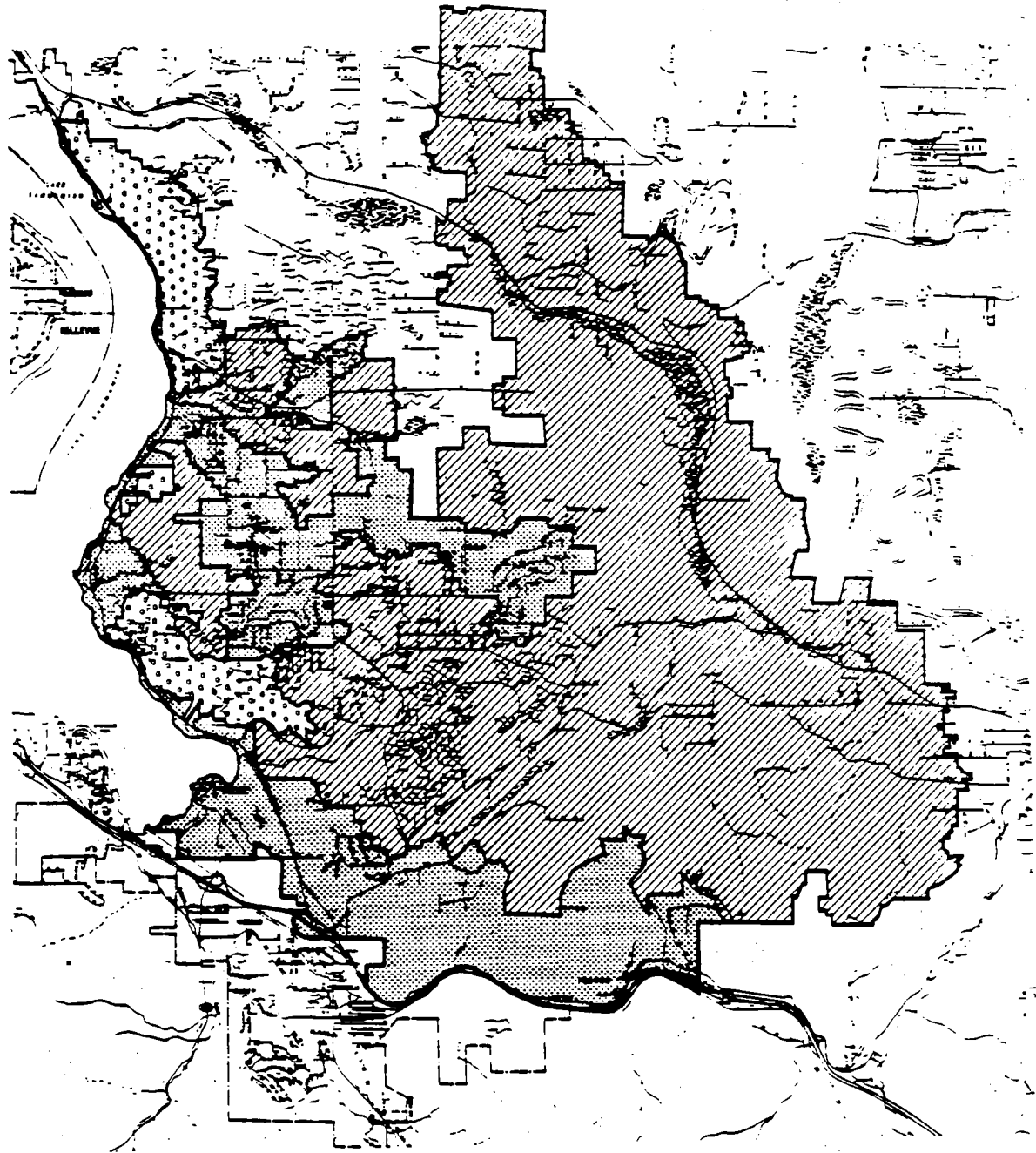
Amendments to Substitute Ordinance 92-597




AMENDMENT # 46 OFFERED BY: Pullen

Amend the panel-recommended East Sammamish Community Plan by revising Policy NE-7 as follows:

Control mechanisms equal to or better than those adopted by Ordinance 9365 limiting or removing phosphorus and other nonpoint source pollutants from water bodies should be established and implemented as special requirements in area-specific basin plans to provide added protection to streams, lakes, and wetlands. The Lake Sammamish Water Quality Management Project Report and, upon their adoption, the Issaquah Creek and East Lake Sammamish Basin and Non-point Source Control Plan and the Beaver Lake Management Plan recommendations should be implemented to protect water bodies from nonpoint source pollution.

Areas Where Enhanced Drainage Standards Apply In the East Lake Sammamish, Patterson, and Issaquah Creek Basins



-  Detention Standard 1 (basinwide standard)
-  Detention Standard 2 (stream protection standard)
-  Detention Standard 3 (ravine protection standard)

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 47 OFFERED BY: Pullen

Amend the panel-recommended East Sammamish Community Plan by revising Policy NE-4 as follows:

The recommendations regarding runoff control and infiltration of storm water in Bear Creek Basin plan, and upon adoption of the recommendations in the East Sammamish Basin and Nonpoint Action Plan the Issaquah Creek Basin and Nonpoint Action Plan, ~~and the Patterson Creek Reconnaissance Report, and the Beaver Lake Management Plan~~ should be implemented

1. MR. PULLEN MOVE AMENDMENT NO. 47.
2. MR. BARDEN MOVE DELETE "the Patterson Creek Reconnaissance Report at line 4.
PASSED 5-3, BD, BL, AG, "NO", GN EXC.
3. VOTING ON MR. PULLEN'S MOTION, PASSED AMENDMENT NO. 47, UNANIMOUSLY, AS AMENDED.

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East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

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AMENDMENT #

48

OFFERED BY: Pullen

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

NEW POLICY

A Wetland Management Area should be established for Beaver Lake (Wetland #57)

BASIS:

Beaver Lake is the largest Class I wetland on the Sammamish Plateau and should have a wetland management area established. This is an oversight by the Basin Plan and Community Plan.

1. MR. PULLEN WITHDREW AMENDMENT NO. 48.
2. MS. SULLIVAN WITHDREW AMENDMENT NO. 48.
3. MR. DERDOWSKI MOVE AMENDMENT NO. 48, PASSED 7-2, CS, PB, "NO."

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 49 OFFERED BY: Pullen

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

NEW POLICY

King County ~~SWM~~ shall require all known, available and reasonable methods of prevention, control and treatment for phosphorous control for all new development in the Beaver Lake Watershed. Unless it can be demonstrated that a method or combination of methods is effective to prevent, control and treat phosphorous, and is more feasible, the following shall be required in the Beaver Lake Watershed until the SWM Drainage Manual is revised to deal with phosphorous loading to small lakes, at which time the SWM Drainage Manual requirements shall apply. If soils are suitable, ~~SWM~~ shall require infiltration to and including the 25 year event, for all new development, If soils are not suitable for infiltration, then ~~SWM~~ shall require a grass swale or constructed wet-land, and together with sand filtration for all new development. When the Beaver Lake Management Plan is adopted then this would sunset.

King County

BASIS:

No residential or other development be allowed, individually or cumulatively, to cause any increase in annual external phosphorus loading to Beaver Lake unless it can be demonstrated that "all known, available, and reasonable best management practices" (WAC 17-3-201A-070) have been applied. These best management practices (BMP's) may include the application of innovative structural and non structural technology for control of erosion/sedimentation, post-development stormwater runoff, and/or septic tank leachate, or other non-point sources of phosphorus loading:

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East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 50 OFFERED BY: Pullen

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

NEW POLICY

New subdivisions and short subdivisions (including lots and roads) shall be clustered, preferably on no more than 50% of the total site area, to maximize undisturbed areas in the Beaver Lake Watershed. Such undisturbed area shall be placed in a separate, permanent open space tract if site plan permits, with forest being the preferred land cover for the undisturbed area.

BASIS:

Level 3 wetland protection (BW-4) as recommended by the East Lake Sammamish & Nonpoint Action plan for the Wetland 21 Management Area (page 198). This Class I wetland is adjacent to Beaver Lake.

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East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 51 OFFERED BY: Pullen

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

NEW POLICY

Limit total effective impervious surface coverage on new development within the Beaver Lake Watershed sited to no more than eight percent.

BASIS:

Level 3 wetland protection (BW-4) is recommended by the East Lake Sammamish and Nonpoint Action Plan for the Wetland 21 Management Area (page 198). This Class I wetland is adjacent to Beaver Lake.

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 52 OFFERED BY: Pullen

Amend the panel-recommended Area Zoning by applying the following p-suffix condition to all properties within the Beaver Lake Watershed:

Clearing and grading in the Beaver Lake Watershed shall be limited to the five month period from and including May 1 through September 30.

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East Sammamish Community Plan Update and Area Zoning Review

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Amendments to Substitute Ordinance 92-597

AMENDMENT #

53

OFFERED BY: Pullen/Derdowski

Amend panel recommended Policy NE-4 as follows:

NE-4 The recommendations regarding runoff control, and infiltration of storm water in the ~~adopted~~ Bear Creek Basin Plan, and, upon adoption, the recommendations in the East Lake Sammamish Basin, and Nonpoint Action Plan, Issaquah Creek Basin and Nonpoint Action Plan, ~~and the Patterson Creek Reconnaissance Report, and the Pine Lake Management Plan,~~ should be implemented. and the Beaver Lake Management Plan
(PB friendly amendment)

BASIS:

- Pine Lake is a small lake at risk. The draft East Lake Sammamish Basin and Nonpoint Action Plan anticipates that a separate study and management plan will be adopted for Pine Lake.
- The community Plan Update Policy should recognize that the recommendations of the Pine Lake Management Plan following its adoption should be implemented, along with the other water quality plans, such as the broader E.L.S. Plan.

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East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 54 OFFERED BY: Pullen/Derdowski

Amend panel recommended Policy NE-7 as follows:

Control mechanisms equal to or more effective (Sullivan friendly amendment) ~~better~~ than those adopted by Ordinance 9365 limiting or removing phosphorus and other nonpoint source pollutants from water bodies should be established and implemented as special requirements in area-specific basin plans to provide added protection to streams, lakes, and wetlands. The Lake Sammamish Water Quality Management Project Report and, upon their adoption, the Issaquah Creek and East Lake Sammamish Basin and Non-point Source Control Plan and Pine Lake Management Plan recommendations should be implemented to protect water bodies from nonpoint source pollution.

BASIS:

- The Pine Lake Study (Metro, 1980) and the draft E.L.S. Basin plan note that the greatest threat to the water quality of Pine Lake is from nonpoint source pollution, especially phosphorous loading, resulting from urbanization of the basin.
- Phosphorous and other nonpoint pollution source controls should be mandatory for the Pine Lake watershed, or Pine Lake may die.
- The draft East Lake Sammamish Basin and Nonpoint Action Plan anticipates a separate study and management plan be adopted for Pine Lake. The community Plan Update Policy should recognize that the recommendations of the Pine Lake Management Plan following its adoption should be implemented, along with the other water quality plans, such as the broader E.L.S. Basin Plan.

MR. PULLEN MOVE AMENDMENT NO. 55, FAILED 4-4, KP, AG, BD, LP "YES", BL EXC.

MR. DERDOWSKI MOVE AMENDMENT NO. 55, WITH FOLLOWING AMENDMENT:

"d. The RS 15,000 zoning could be removed subject to completion of the Pine Lake Management Plan." FAILED 4-5, BD, KP, AG, BL "YES"

MR. PHILLIPS MOVE RECONSIDER AMENDMENT NO. 55, PASSED 5-4, PB, AG, CS, RS, "NO"

MR. DERDOWSKI MOVE DELETE "d", PASSED 8-1, PB "NO"

MR. DERDOWSKI MOVE AMENDMENT NO. 55, FAILED 3-6 BD, KP, BL "YES"

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East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 55 OFFERED BY: Pullen/Derdowski

Amend panel recommended Policy R-6 as follows:

A residential density of 2-3 homes per acre shall be designated in Urban Areas meeting the following criteria:

- a. Areas already developed at a density of 2-3 homes per acre without significant opportunities for higher density infill consistent with ESCP Policy R-4, and
- b. Areas less environmentally constrained than those specified in ESCP Policy R-5, but where a density of 2-3 homes per acre would afford a substantially higher degree of environmental protection than could be attained at higher residential densities. 4/3/93
- c. The Pine Lake basin is largely developed at existing densities of 2-3 homes per acre, and because of Pine Lake's sensitivity to nonsource point pollution from development, the entire Pine Lake basing, except for existing commercial and business, should be zoned at a residential density no higher than 2-3 homes per acre until a study of Pine Lake is performed and a Pine Lake Management Plan is adopted, at which time zoning and land use for the pine Lake basin shall be reviewed. This zoning of 2-3 homes or greater should be retained as an interim control until the completion of a lake study and the adoption of a Pine Lake Management Plan, even if the King county Zoning Code is subject a general amendment otherwise eliminating RS-15000 zoning.

BASIS:

- Pine Lake is already identified as a small lake of concern, The lake is threatened with a greater loss of water quality, largely because of impacts of urbanization and the accompanying nonpoint source pollution, particularly phosphorous loading.
- Pending a study of Pine Lake and the adoption of a Pine Lake Management Plan, except for existing commercial and existing business, the entire Pine Lake basin should be zoned at a maximum density of 2-3 homes per acre.
- RS-15000 zoning was recommended for the majority of the Pine Lake Basin in the Executive Plan. Further, this zoning is consistent with proposed Plan Policy R-6 (b) and with KCCP R-204.
- This zoning is recommended as an interim control to somewhat maintain the status quo, without stopping development in the basin, pending lake study and the adoption of a Pine Lake Management Plan.

- Failure to take this type of action on an interim basis will speed the death of the lake. It is better to take some action, even if it is not the perfect solution, to protect Pine Lake while a proper Management Plan is being developed, rather than do nothing and let the Lake deteriorate even faster.

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East Sammamish Community Plan Update and Area Zoning Review

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AMENDMENT #

56

OFFERED BY: Pullen/Derdowski

NEW RESIDENTIAL POLICY

Multi-family development should occur outside of areas environmentally sensitive to phosphorous loading, such as the Pine Lake basin.

Amend panel recommended Policy R-11 as follows:

- New multifamily development located on small, dispersed sites in the ~~Pine Lake~~, Beaver Lake and Sahalee sub-areas shall be at a zoned density of 12 units per acres. Sites in or adjacent to the Sammamish Highlands and ~~Pine Lake~~ business areas, and the Klahanie master planned development, are appropriate for densities of 18 or 24 units per acre.

BASIS:

- The quality of Pine Lake has suffered dramatically as urbanization has ass.
- Our recommendation is that except for already existing commercial or business parcels, the entire Pine Lake basin be placed in a study area with zoning of a maximum density of no more than 2-3 units per acre, pending the study of Pine Lake and the adoption of a Management Plan. Adoption of a Management plan would include reconsideration at that time of the proper zoning for the basin, at which time multifamily would be considered.

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

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AMENDMENT #

57

OFFERED BY: Pullen/Derdowski

Amend the panel-recommended Area Zoning Map as follows:

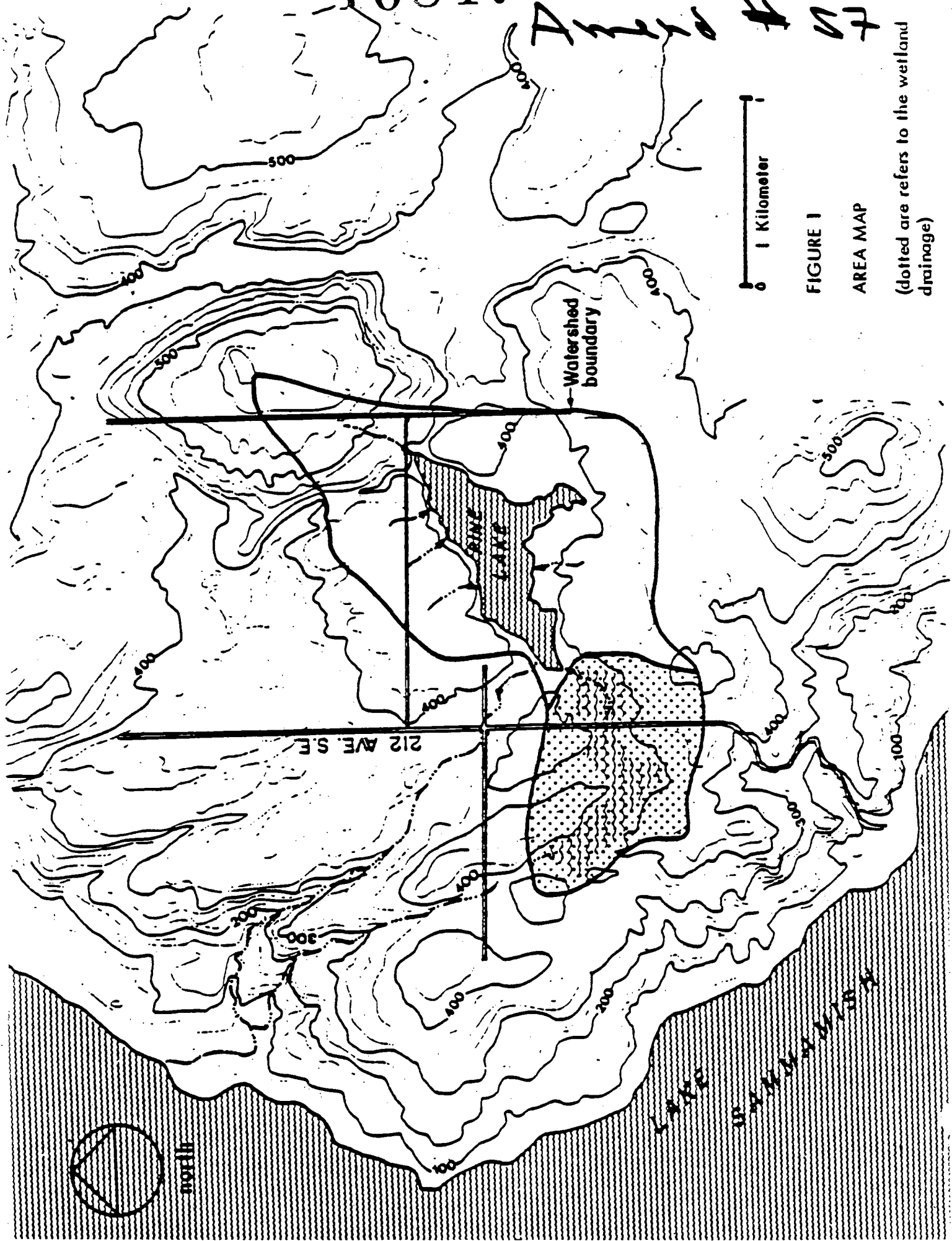
1. Designate as a Study Area all lots wholly or partly within the Pine Lake basing (see attached map from the Pine Lake Restoration Analysis, METRO, March 1981, page 3)
2. Retain the existing commercial zoning at 228th Ave SE and Issaquah-Pine Lake Road.
3. Retain the existing zoning for the medical/dental development at SE 29th and 228th Ave. SE.
4. Retain Growth Reserve, except for those isolated islands of growth reserve on parcels under 5 acres where they are surrounded by non-growth reserve parcels.
5. Retain any growth reserve potential zoning with a density equal to or lower than 2-3 units per acre (RS-15000).
6. Amend any growth reserve potential zoning with a density greater than 2-3 units per acre (RS-15000) to potential RS-15000.
7. Amend any zoning with a density greater than 2-3 units per acre to RS-15000.

BASIS:

These zoning map changes will actualize the recommendations previously proposed.

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Handwritten scribbles



0 1 Kilometer

FIGURE 1

AREA MAP

(dotted area refers to the wetland drainage)

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King County Executive
TIM HILL

King County Executive Office
3rd Floor, 4th Avenue
Seattle, WA 98101-3200
(206) 296-4040
FAX (206) 296-0194

May 21, 1993

The Honorable Audrey Gruger, Chair
King County Council
Room 402
C O U R T H O U S E

RE: Seasonal Clearing and Grading Limits in Bear Creek and East
Sammamish

Dear Councilmember Gruger:

This letter proposes amendments to two pieces of legislation currently before the King County Council. The proposed amendments would delete the seasonal clearing and grading limits in the East Lake Sammamish Community Plan (ESCP) and the Bear Creek Basin Plan. I am making this recommendation based on the fact that a new and comprehensive approach to erosion control, which I have detailed below, will provide the County with a better means of managing the problems originally proposed to be addressed by seasonal clearing.

The two affected pieces of legislation are the ESCP and Area Zoning, Substitute Ordinance 92-597, and the Bear Creek Implementation Ordinance (Proposed Ordinance 92-614). The two proposed ordinances currently contain new regulations that would limit clearing and grading activities associated with site development and building construction during the period between October 1 and March 31 of each year. I propose that the seasonal limits for clearing and grading in these ordinances be removed prior to Council adoption. I have submitted the necessary language changes to the Council staff and have attached these changes to this letter.

These seasonal limits were originally proposed and justified on the basis of technical information and analyses that were completed during the development of the Bear Creek and the East Lake Sammamish basin plans. The analyses were completed prior to adoption and implementation of the Surface Water Design Manual and the Sensitive Areas Ordinance, which contained improved standards for erosion control. These studies showed that, in the absence of effective mitigation, construction significantly increased sediment erosion, and more than 80 percent of the annual sediment release from construction sites occurs during the wet season. The release of these sediments has been shown to have significant adverse impacts on resource-rich salmonid streams such as Bear Creek. High sediment loads cause stream bed siltation, reduced survival of eggs and fry, and reduced productivity of young fish populations. In basins like East Lake Sammamish, where the need

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The Honorable Audrey Gruger
May 21, 1993
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to control phosphorus loading is a component of the continued management of the receiving water, the increased loading of eroded sediments during the winter season can result in significant increases in phosphorus. Increases in phosphorus loading to lakes like Sammamish create very expensive and technically difficult management challenges. While I recognized that the impacts of seasonal clearing and grading limits on the development community and on the development of public facilities were significant, I also recognized that, in the absence of effective mitigation, the costs to the County of perhaps irreparable damage to our salmonid and recreational water resources were potentially more significant.

Recent changes in regulations and mitigation technology, however, combined with an innovative approach to erosion control that creates a partnership between the Department of Development and Environmental Services (DDES), the Surface Water Management (SWM) Division, and the private sector gives me confidence to request that the seasonal limits proposed for Bear Creek and East Sammamish be removed.

During the last six months, DDES and the SWM Division have been working together to address some of the problems associated with erosion control at construction sites. They are improving year-round protection of our valuable water resources while minimizing the impacts of more regulations on the development community. An approach is being developed to increase protections Countywide before the next wet season, and do all of these things within the financial constraints facing the County, particularly DDES.

It is my opinion that the joint initiative being developed by DDES and SWM Division goes a long way to doing all of these things and has significant advantages to the legislation currently before you. The proposal includes both short- and long-term solutions to the problem of controlling erosion from construction sites. In the short term, the DDES and SWM Division are taking immediate actions to prepare for the coming 1993-94 wet season. They will increase our attention to construction site management, inspection, and enforcement during storm periods by combining the staff resources of both agencies. In particular, the DDES and SWM Division will be developing Storm Inspection Teams so they can increase site inspection during critical rainy periods and identify the remaining problems that need to be addressed. The DDES and SWM Division will continue to make improvements to our already successful education program, working directly with contractors and developers.

On a longer time frame, but already underway, the DDES and SWM Division will develop a series of special studies to define which best management practices and erosion control techniques are most effective, and which existing standards need to be changed and which do not. The DDES and SWM Division will work in partnership with the development community to

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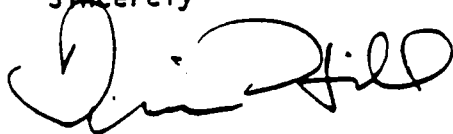
The Honorable Audrey Gruger
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Page 3

develop a program to train and certify private contractors in King County's erosion control requirements, providing additional compliance without additional costs to the County. The DDES and SWM Division will increase our long-term monitoring efforts to ensure our goals of environmental protection and sustainable, timely development of public and private facilities are being met in a cost-effective manner.

I encourage you to adopt the proposed amendments that remove seasonal clearing and grading limits from the ESCP and Area Zoning, and from the Bear Creek Implementation Ordinance.

Your prompt attention to this matter will be appreciated. If you have any questions about the proposed amendments, please call SWM Division Manager Jim Kramer at 296-6585, or DDES Acting Deputy Director Greg Kipp at 296-6701.

Sincerely



Tim Hill
King County Executive

Enclosures

TH:TH:tv
H1:LT3/wp

cc: King County Council members
Chuck Kleeberg, Director, Department of Development and Environmental Services
ATTN: Greg Kipp, Acting Deputy Director, Department of Development and Environmental Services
Paul Tanaka, Director, Department of Public Works
ATTN: Jim Kramer, Manager, Surface Water Management Division
Ken Guy, Assistant Manager

#46

KING COUNTY COUNCIL

CHECK THE REST
OF CH. IV - IS AMPLY
LEFT

East Sammamish Community Plan Update and Area Zoning Review
Amendments to Substitute Ordinance 92-597

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AMENDMENT # _____ OFFERED BY: _____
Council

Amend Chapter IV of the Area Zoning, Clearing and Grading P-Suffix Conditions as follows:

The P-suffix conditions set forth in this chapter shall expire and be superceded if Countywide standards for clearing are adopted as part of KCC Title 16.

~~Seasonal Clearing and Grading Restrictions - Areawide~~

The P-suffix conditions which follow address site clearing concerns within the East Sammamish planning area. These conditions are taken from the Draft East Lake Sammamish and Issaquah Basin and Nonpoint Action Plans, which also contains the scientific analysis and justification for the conditions. Additional restrictions are applied for specific wetland management areas or sub-basins, as specified in Chapter III in this Area Zoning.

The following P-suffix conditions implement ESCP policies NE-2, NE-3 and NE-4.

Deviations from these standards may be allowed based on a special study prepared by a qualified forester with expertise in windthrow or tree disease.

~~Clearing and grading shall not be permitted in the East Sammamish planning area between October 1 and March 31. This restriction applies to all zone classifications. All bare ground must be fully covered or revegetated between these dates.~~

- ~~1. Exemptions. The following activities are exempt from the clearing and grading seasonal restriction:~~
 - ~~a. Emergencies that threaten the public health, safety, and welfare.~~
 - ~~b. Routine maintenance of public agency facilities.;~~
 - ~~c. Routine maintenance of existing utility structures as provided in the Sensitive Areas Ordinance, K.C.C. 21.54.030.D.~~
 - ~~d. Clearing or grading where there is 100 percent infiltration of the surface water runoff within the site in approved and installed construction related drainage facilities.~~

- ~~e. Existing landscaping of single family residences which does not require a permit.~~
- ~~f. Class II and III forest practices.~~
- ~~g. Quarrying or mining within site with approved permits.~~
- ~~h. Clearing or grading for utility hook ups on approved residential and commercial building permits.~~
- ~~i. Completion of any final clearing/grading work for construction activities which meet all applicable permit conditions and best management practices for a period for time (not to exceed two weeks) in the month of October if dry weather conditions are present.~~

~~NOTE: The exemptions set forth above do not exempt clearing and grading from any requirements imposed under authority of the Shoreline Management Master Program (KCC Title 25).~~

10847

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # _____ OFFERED BY: _____

Amend Chapter III of the Area Zoning, Surface Water Management P-Suffix Conditions as shown on the following attachment.

BASIS:

The offered amendment is consistent with Council Review Panel action on approved policies NE-1, NE-2, NE-4, NE-7, NE-10, NE-12, and NE-13. This is an Executive-requested technical correction.

1. East Lake Sammamish Basin Wetland Management Areas

The following P-suffix conditions implement ESCP policies NE-1, NE-2, NE-4, NE-7, NE-10, NE-12, NE-13, and KCCP policies E-313 through E-329. The term "proposed zoning," for Urban Areas in the text and Wetland Management Area maps, refers to the potential zoning properties would have after reclassification from Growth Reserve. These P-Suffix conditions, however also shall apply to any subdivision or short subdivision under the GR-5 zone. Except in the GR-5 zone, all tracts created through clustering required by this chapter shall be designated permanent open space. Subdivisions and short subdivisions in the GR-5 zone shall specify which tracts are reserve tracts for future development and which tracts are being kept permanently undisturbed in compliance with this chapter. Any portion of a property shown to King County's satisfaction through detailed environmental analysis to be outside a tributary area, swale, corridor or other subarea delineated in this chapter shall not be subject to the P-suffix conditions set forth in this Chapter for that subarea. This exclusion shall not preclude King County from applying other conditions needed to protect wetland functions in accordance with the procedural requirements and King County's responsibilities under the State Environmental Policy Act.

NOTE: Wetland boundaries shown on the maps in this chapter are approximate. Further field studies are necessary to confirm the actual delineation of each wetland according to the Federal Manual for Identifying and Delineating Jurisdictional Wetlands.

Overview/Rationale

The East Lake Sammamish basin has more than 40 inventoried wetlands of which ((~~nine~~)) ten are rated as unique and outstanding. These wetlands provide several valuable functions. In headwater areas of many streams, wetlands help to reduce downstream flooding and channel erosion by storing and slowly releasing storm flows. Wetlands also provide natural cleansing of storm water runoff and are an important component of wildlife habitat in the basin. Residents enjoy the natural beauty of many of these wetlands. King County has already adopted measures to protect aspects of individual wetlands, but these measures do not prevent isolation of wetlands from each other, from other sensitive areas, and from remaining forests. Physical isolation can interrupt surface and groundwater connections that are vital for maintaining a wetland's hydrologic and biologic integrity. Isolation also can interrupt connections between upland and wetland habitats that are important to many wildlife species during different seasons and life stages. Data from the Puget Sound Wetlands and Stormwater Research Program also show that drainage basins and subbasins begin to degrade at increased rates once impervious surface exceeds 8 to 10 percent of the basin area.

To protect the many important functions of wetlands in the East Lake Sammamish basin, areas adjacent to the nine unique and outstanding wetlands are proposed for low-density single family zoning. In addition, P-suffix conditions are proposed in these wetland management areas to address isolation impacts and impervious surface percentage by sub-basin for these nine wetlands. The maps in this section are derived from the draft East Lake Sammamish (ELS) Basin and Nonpoint Action Plan; see the half-section maps in the final adopted area zoning for exact zoning boundaries.

WETLAND 9 (Location: W-34-25-6; Kroll page 955W)

Wetland 9 comprises 55 acres with four sub-classes of vegetation communities. It lies on the boundary between the East Lake Sammamish and Evans Creek basins. It drains into both basins as a result of past dredging and utility construction that has disrupted the natural flow regime. Two of its sub-classes -- forested with western red cedar and scrub-shrub with labrador tea -- should be considered particularly sensitive to alterations of existing wetland hydrology, particularly to increases in the frequency and duration of inundation. Level outwash soils to the north of Wetland 9 provide excellent infiltrative capacity while the steeper slopes and till soils to the south produce greater amounts of surface runoff. Wetland 9 is particularly critical for maintaining both stable stream channels through the storage of surface water runoff and ground water recharge. This wetland also supports a diversity of plant and animal species.

Wetland 9 P-Suffix Conditions (Draft ELS Basin Plan Recommendation I-2, Figure 20)

Any open space created by clustering specified in the P-suffix conditions for this wetland may be waived for the following conditions:

a. These clustering and open space requirements may be waived for lands that are to be developed for public uses such as schools, fire stations, parks and publicly built roads. Where conflicts exist between clearing standards, the most restrictive shall apply.

b. The percentage of developed area may be increased to accommodate an onsite sewage disposal system if no other feasible alternative exists; no onsite detention is required for the additional clearing required to accommodate the onsite sewage disposal system.

c. In addition to any other penalties prescribed by law, a revegetation program approved by the Department of Development and Environmental Services must be implemented on all forested lots within the planning area that have been cleared in violation of this section if the remaining forested land does not meet the standards defined below. Onsite detention as specified in the East Lake Sammamish and Issaquah Basin and Nonpoint Action Plans may be required in order to provide interim control for surface water runoff during the time period required for the new forest to mature.

The clustering and open space requirements and any conditions for waiver of the requirements specified in this section apply to all properties located within the East Sammamish planning area and are not subject to the threshold criteria in the King County Surface Water Design Manual.

a. Area A: Eastern Tributary Area (Proposed zoning: S-C, RS-7200)

1. New development in subdivisions and short subdivisions (including lots and roads) shall be clustered on no more than 50 percent of the total site area in order to limit disturbance to the ground surface, to retain natural vegetation and to maximize the distance between buildings and the wetland edge.

2. Impervious surface coverage for SC-zoned properties, including buildings and roadways/driveways, shall be limited to a maximum of eight percent of the total area being subdivided, including common open space. Retention/detention facilities are excluded from this limitation.

3. The open space created by clustering shall be placed in a separate tract of undisturbed vegetation with forest as the preferred land cover. ("Preferred" means the common

tract should be a part of the site with mature tree cover unless other standards prevent it).

4. Impervious surfaces on existing building lots shall be limited to eight percent of lot area or 3,485 square feet, whichever is greater.

NOTE: For purposes of compliance with the impervious surface limits throughout this area zoning, building area will be determined by measuring the area enclosed by the foundation, plus decks and any overhang or cantilever greater than 24 inches. Impervious surfaces also will be calculated to include both paved and unpaved roadways and driveways. To demonstrate compliance subdivisions shall show the maximum permissible building footprint and driveway area on each lot, along with total area calculations for all impervious surfaces.

b. Area B: Southeast Slopes (Proposed Zoning: S-C, RS-7200)

This area is contained within Area A. Therefore, all requirements for Area A shall apply. ~~In addition, clearing and grading work shall be limited to the period from May 1st through September 30th of each year except for those activities exempted in Chapter IV.~~

c. Area C: Western Tributary Area (Improved Design Manual standards are recommended here by the draft basin plan, but no P-suffix conditions are recommended).

Discussion (paraphrased from Draft East Lake Sammamish Basin and Nonpoint Action Plan)

Wetland 9 has two interconnected parts: the eastern, which drains into the Evans Creek Basin and has no mappable tributary inflow; and the western, which receives and passes through the flow of upper George Davis Creek (tributary 0144). Because no upstream flow buffers the hydrologic effects of development in areas tributary to the eastern part (Figure 20, Area A), such development should limit impervious surface area to eight percent, retain at least 50 percent of forest cover, and infiltrate all storm water. Clustering is probably necessary to achieve these goals. Because Area A covers the extreme eastern end of a vested high school site, pervious site features, such as playfields, should be placed here.

Within the eastern tributary area, moderate slopes underlain by till drain directly into the wetland in the southeast corner (Area B). Infiltration probably is not feasible here, ~~therefore, clearing and grading should be restricted to five months (May through September), limiting average erosion by as much as 98 percent over having no seasonal controls.~~

Less hydrologic sensitivity is likely in the west (Area C), where a much larger tributary area drains through the wetland. However, the large gravelly outwash channel lying to the north of the wetland is likely connected to the wetland via the groundwater system. As a result, infiltration of storm water is particularly important in this area.

Due to the infiltrative soils of Areas A and C, the draft East Lake Sammamish Basin Plan recommends infiltration of all storm water runoff in these areas up to and including the 25-year event be required according to the methods specified in the King County Surface Water Design Manual. This recommendation will be implemented by changes to the Design Manual.

With less impervious surface and a reduced road network, the p-suffix conditions will maintain the hydrologic function and continuity of the wetlands and the surrounding landscape, (i.e., storage, infiltration, and recharge), will more closely approximate the existing conditions. These conditions will substantially control runoff from new developments and thus control related flooding, erosion and sedimentation.

WETLAND 61 (Location: 4-24-6; Kroll page 575; 33-25-6; Kroll page 954) Wetland 61 lies in the upper reaches of Ebright Creek (tributary 0149) in a narrow valley, flanked on the north by a subdivision and an active farm, and on the south by another subdivision, a large church (Mary Queen of Peace), and wooded slopes. This five acre wetland consists of two open water vegetation subclasses and two deep marsh subclasses. The southern portion of the wetland has been designated a wildlife preserve and is somewhat protected from adjacent development by wooded slopes that extend to the southeast; other wooded areas extend downstream to the west and northwest. The open water areas provide feeding, nesting and resting areas for waterfowl. Although these vegetative types are not particularly sensitive to increases in the frequency and duration of flooding, they may be quite sensitive to pollutant loadings brought about by urban runoff. Because of its position in the mid-reaches of the subcatchment, and because of its small size, this system is quite susceptible to damage from upstream development. Although partly developed, opportunities still exist to protect the remaining functions of this wetland.

Wetland 61 P-Suffix Conditions (Draft ELS Basin Plan Recommendation T-2, Figure 24)

Any open space created by clustering specified in the P-suffix conditions for this wetland may be waived for the following conditions:

a. These clustering and open space requirements may be waived for lands that are to be developed for public uses such as schools, fire stations, parks and publicly built roads. Where conflicts exist between clearing standards, the most restrictive shall apply.

b. The percentage of developed area may be increased to accommodate an onsite sewage disposal system if no other feasible alternative

exists; no onsite detention is required for the additional clearing required to accommodate the onsite sewage disposal system.

c. In addition to any other penalties prescribed by law, a revegetation program approved by the Department of Development and Environmental Services must be implemented on all forested lots within the planning area that have been cleared in violation of this section if the remaining forested land does not meet the standards defined below. Onsite detention as specified in the East Lake Sammamish and Issaquah Basin and Nonpoint Action Plans may be required in order to provide interim control for surface water runoff during the time period required for the new forest to mature.

The clustering and open space requirements and any conditions for waiver of the requirements specified in this section apply to all properties located within the East Sammamish planning area and are not subject to the threshold criteria in the King County Surface Water Design Manual.

- a. Area A: Tributary Area (Improved Design Manual standards are recommended here by the basin plan, but no P-suffix conditions are proposed)
- b. Area B: Adjacent Slope Areas (Proposed Zoning: S-C, RS-7200, RS-5000)
 - 1. New subdivision and short subdivisions development, including lots and roads, shall be clustered on no more than 50 percent of the total site area farthest from the wetland to limit disturbance of the land surface, to retain natural vegetation, and to maximize the distance between buildings and the wetland edge.
 - ~~2. Clearing and grading activity shall be limited to the five month period from May 1 to September 30 of each year except for those activities exempted under Chapter IV.~~
- c. Area C: West Corridor (Proposed Zoning: SC, RS-7200)

New subdivision and short subdivision development (including lots and roads) shall be clustered away from the axis of the corridor that follows tributary 0149 westward from Wetland 61.

Discussion (paraphrased from Draft East Lake Sammamish Basin and Nonpoint Action Plan)

Wetland 61 is a small (five-acre), upper-reach system with a diverse plant community. The maintenance of wetland structure and function is predicated on protecting the integrity of adjacent slopes and tributary area by several interdependent methods.

Because of its size and location in the catchment, Wetland 61 could be harmed easily by both upstream and adjacent development effects. Urban storm water, sedimentation, pollutant loading, noise and glare could have serious detrimental effects on the flora and fauna of this system and the water quality of tributary 0149. Provisions for limiting impervious area, for clustering development, for erosion and sediment control, and for protecting existing wildlife corridors are combined to reduce the effects of urban development on the wetland.

To reduce the harmful effects of urban storm water on the hydro period of Wetland 61, the draft ELS Basin Plan recommends that all new development in Area A be required to comply with a stream protection detention requirement (Recommendation BW-2). Existing land use and development patterns in the wetland subcatchment preclude effective implementation of any broader management strategies. This recommendation will be implemented by changes to the Design Manual.

By clustering development on the parts of properties that are farthest from sensitive features, direct disturbance to wetlands, streams, or slopes can be minimized while protection of sensitive area features is maximized. ~~In addition, indirect effects on the sensitive areas due to erosion and sedimentation associated with clearing, grubbing, and construction are minimized. Future protection will be afforded by limiting the season for such activities to those times when their impacts are least likely to occur. On the moderate slopes flanking the wetland to the southeast and northeast (Figure 24, Area B), the five-month window for clearing and grading (May-September) will limit average erosion by up to 88 percent over having no seasonal controls.~~

Corridors for wildlife will be provided and maintained via clustering to the west (Area C), via tributary 0149. This corridor is particularly valuable because it is the central link in a network that leads west to the basin's west slope.

WETLAND 30 (Location: E-8-24-6; Kroll page 551E)

Wetland 30 is a 54-acre, number-1-rated wetland that lies immediately southwest of Pine Lake. This wetland appears to drain primarily to Pine Lake (although much of the system is now diverted into Pine Lake Creek) but drainageways for agriculture have resulted in a second outlet from the northwest corner of the system, following a swale that connects this system with Wetland 29. Because of its association with Pine Lake, this wetland is also subject to regulation under the Shoreline Management Act. Wetland 30 provides fish and wildlife habitat and food-web support

but has been severely impacted by agricultural and residential land uses, including a large horse farm that occupies the southwestern edge of the wetland and the headwater reaches of Kanim Creek.

Wetland 30 consists of four vegetative subclasses and has been extensively altered for pasture use in the western portion. The center of the wetland consists of moss/lichen/labrador tea association that is very sensitive to changes in water level and frequency of inundation. A connection with the western slope of the plateau provides wildlife with a relatively unbroken corridor to the plateau.

Wetland 30 P-Suffix Conditions (Draft ELS Basin Plan Recommendation PL-2, Figure 28)

Any open space created by clustering specified in the P-suffix conditions for this wetland may be waived for the following conditions:

a. These clustering and open space requirements may be waived for lands that are to be developed for public uses such as schools, fire stations, parks and publicly built roads. Where conflicts exist between clearing standards, the most restrictive shall apply.

b. The percentage of developed area may be increased to accommodate an onsite sewage disposal system if no other feasible alternative exists; no onsite detention is required for the additional clearing required to accommodate the onsite sewage disposal system.

c. In addition to any other penalties prescribed by law, a revegetation program approved by the Department of Development and Environmental Services must be implemented on all forested lots within the planning area that have been cleared in violation of this section if the remaining forested land does not meet the standards defined below. Onsite detention as specified in the East Lake Sammamish and Issaquah Basin and Nonpoint Action Plans may be required in order to provide interim control for surface water runoff during the time period required for the new forest to mature.

The clustering and open space requirements and any conditions for waiver of the requirements specified in this section apply to all properties located within the East Sammamish planning area and are not subject to the threshold criteria in the King County Surface Water Design Manual.

a. Area A: Southern Tributary Sub-Area (Proposed Zoning: S-C, RS-7200)

1. Impervious surface on SC-zoned properties, including buildings and roadways/driveways, shall be limited to a maximum of eight percent of the total area being subdivided, including common open space. Retention/detention facilities are excluded from this limitation.

2. Impervious surface on existing SC-zoned building lots shall be limited to eight percent of lot area or 3,485 square feet, whichever is greater.

~~3. Clearing and grading activity shall be limited to the five month period from (and including) May 1st through September 30th except for those activities exempted under Chapter IV.~~

b. Area B: Southern Wetland Area (Proposed Zoning: S-C)

Along the boundary of the wetland in this area, new developments that propose to continue Livestock use shall erect a fence to exclude grazing activity and replant the area with appropriate wetland species.

c. Area C: North Swale (Proposed Zoning: S-C)

1. New subdivision and short subdivision development (including lots and roads) shall be clustered on no more than 50 percent of the total site area to maximize undisturbed areas around Wetlands 29 and 30, and away from the axis of the swale that connects them. Forest is the preferred land cover for the undisturbed area.

2. Impervious surface, including buildings and roadways/driveways, shall be limited to a maximum of eight percent of the total area being subdivided, including common open space. Retention/detention facilities are excluded from this limitation.

3. Impervious surface on existing building lots shall be limited to eight percent of lot area or 3,485 square feet, whichever is greater.

Discussion (paraphrased from Draft East Lake Sammamish Basin and Nonpoint Action Plan)

Residential development is almost complete in the areas tributary to Wetland 30 and lying east of 212th Avenue SE. West of 212th Avenue and north of SE 34th Street (Figure 28, Area A), is largely in horse pasture (as mentioned above). Any future development in this section should have impervious area limited to eight percent to reduce hydroperiod disruption; maintenance of forest cover would have been desirable but no forest remains to be preserved.

~~A five month window for clearing and grading from May through September, (limiting average erosion by up to 88 percent over having no seasonal controls) should be imposed because of the direct surface water connection between the slopes here and the wetland (Figure 28, Area A).~~

Within this south tributary area, a 2.5-acre portion of the mapped wetland proper appears to be actively grazed (Figure 28, Area B). This area, and any other part of the wetland's southern perimeter similarly affected or threatened, will be fenced and the area replanted with appropriate non-pasture land) species if new developments propose to continue livestock pasturing. Almost one-half of this wetland area is included in the high density zone (Area A) discussed above.

A swale that is not totally built out leads north-northwest out of the wetland (Figure 28, Area C), towards and including Wetland 29. Because of the hydrologic connection of this swale with Wetland 30, and the sensitivity of some of the wetland's plant assemblages to changes in hydroperiod, new development should cluster away from the axis of the swale, be limited in its impervious area to eight percent and maintain at least 50 percent of the existing forest cover or vegetation. Very low slopes probably make a special clearing and grading window unnecessary in this area.

At the west end of the wetland, a swath of undeveloped forested land leads south onto the west slope of the basin, between 204th Avenue SE and the west end of SE 34th Street. A wildlife corridor should be maintained here by clustering and maintaining at least half of the area in forest cover.

To reduce the harmful effects of urban storm water on sensitive plant communities in Wetland 30, the draft ELS Basin Plan recommends that all new development in Areas A and C be required to comply with a stream protection detention requirement (Recommendation BW-2). This recommendation will be implemented by changes to the Design Manual.

WETLAND 58 (Location: 16-24-6; Kroll page 556; 9-24-6; Kroll page 576)

Wetland 58 is 3.7 acres in size and has a single vegetative subclass, consisting of labrador tea, bog laurel, and cranberry. These plants are quite sensitive to hydrologic and chemical disturbance, particularly critical here because of the small size of the wetland relative to its subcatchment. An old drainage ditch traverses the wetland and residential development has occurred to the north and west of the wetland; forested tracts remain to the east and south although these areas are also partly developed now.

Wetland 58 P-Suffix Conditions (Draft ELS Basin Plan Recommendation MH-5, Figure 32)

Any open space created by clustering specified in the P-suffix conditions for this wetland may be waived for the following conditions:

- a. These clustering and open space requirements may be waived for lands that are to be developed for public uses such as schools, fire stations, parks and publicly built roads. Where conflicts exist between clearing standards, the most restrictive shall apply.

b. The percentage of developed area may be increased to accommodate an onsite sewage disposal system if no other feasible alternative exists; no onsite detention is required for the additional clearing required to accommodate the onsite sewage disposal system.

c. In addition to any other penalties prescribed by law, a revegetation program approved by the Department of Development and Environmental Services must be implemented on all forested lots within the planning area that have been cleared in violation of this section if the remaining forested land does not meet the standards defined below. Onsite detention as specified in the East Lake Sammamish and Issaquah Basin and Nonpoint Action Plans may be required in order to provide interim control for surface water runoff during the time period required for the new forest to mature.

The clustering and open space requirements and any conditions for waiver of the requirements specified in this section apply to all properties located within the East Sammamish planning area and are not subject to the threshold criteria in the King County Surface Water Design Manual.

- a. Area A: Tributary Area (Improved Design Manual standards are recommended here by the basin plan, but no P-suffix conditions are proposed)
- b. Area B: Eastern Swale (Proposed Zoning: RS-7200, RS-9,600)

To maximize distance between buildings and Wetlands 58, 32, and 33 and to retain natural vegetation, new subdivision and short subdivision development including lots and roads shall be clustered on no more than 50 percent of the total site area away from the axis of the swale that connects these wetlands.

Discussion (paraphrased from Draft East Lake Sammamish Basin and Nonpoint Action Plan)

Protection of Wetland 58, a small number-1-rated bog, is difficult because it is almost entirely surrounded by development, with only minor patches of the tributary area, east and south of the wetland, unaffected. Nevertheless, further development is possible in areas scattered throughout the subcatchment (Area A on Figure 32). The recommendations seek to reduce any future disruption to the wetland's hydroperiod as a result of this future development, particularly critical given the plant community present there. Impervious-area and forest-cover recommendations are not applied here, because the degree of existing urbanization (greater than 50 percent) suggests that impacts have already been substantial. Additional recommendations are made for the swale (Area B) leading east (Area B) to Wetland 32 (and beyond to Wetland 33, now partly obliterated by new commercial development)

because it is part of a hydrologically connected wetland system whose functions should be maintained.

To avoid the eventual loss of remaining wetland functions, the draft ELS Basin Plan recommends that all new development in Areas A and B be required to comply with a stream protection detention requirement (Recommendation BW-2). This recommendation will be implemented by changes to the Design Manual.

WETLAND 10 (Location: 35-25-6; Kroll page 956; 2-24-6; Kroll page 959) Wetland 10 (Saddle Swamp) is a complex wetland of 31 acres. This number-1-rated system consists of scrub-shrub, deep marsh and two open water subclasses. Numerous beaver dams occur in the downstream reaches of the wetland and should be considered sensitive to human disturbance and to unusual fluctuations in water levels. The beaver ponds of the wetland provide excellent over-wintering habitat for waterfowl, as well. The wetland lies upon till soils and is relatively large for its subcatchment.

Wetland 10 /Saddle Swamp P-Suffix Conditions (ELS Basin Plan Recommendation LJ-3, Figure 36)

Any open space created by clustering specified in the P-suffix conditions for this wetland may be waived for the following conditions:

a. These clustering and open space requirements may be waived for lands that are to be developed for public uses such as schools, fire stations, parks and publicly built roads. Where conflicts exist between clearing standards, the most restrictive shall apply.

b. The percentage of developed area may be increased to accommodate an onsite sewage disposal system if no other feasible alternative exists; no onsite detention is required for the additional clearing required to accommodate the onsite sewage disposal system.

c. In addition to any other penalties prescribed by law, a revegetation program approved by the Department of Development and Environmental Services must be implemented on all forested lots within the planning area that have been cleared in violation of this section if the remaining forested land does not meet the standards defined below. Onsite detention as specified in the East Lake Sammamish and Issaquah Basin and Nonpoint Action Plans may be required in order to provide interim control for surface water runoff during the time period required for the new forest to mature.

The clustering and open space requirements and any conditions for waiver of the requirements specified in this section apply to all properties located within the East Sammamish planning area and are not subject to the threshold criteria in the King County Surface Water Design Manual.