

a. Area A: Tributary Area (Proposed Zoning: AR-10; AR-5; AR-2.5; S-C; RD-3600; RS-7200; RS-9600; RS-15,000)

1. Impervious surface ((~~on properties zoned AR 5, AR 2.5, and SC,~~)) including buildings and roadways/drieways, 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 AR and 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: East Corridor (Proposed Zoning: AR-10; SC)

In order to maintain corridor connections between Wetland 10 and Wetland 21 to the east, new subdivision and short subdivision development including lots and roads shall be clustered away from the corridor stream centerline.

c. Area C: Buffer Edge (Proposed zoning: AR-10; RS-9, 600; SC)

Beyond the SAO-mandated 100-foot buffer surrounding Wetland 10, maintain a low-impact zone of 200 feet (which shall be counted in full for density calculations) where:

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. ((~~At least 50 percent of new development sites shall be placed in a separate tract of undisturbed vegetation with forest as the preferred vegetation to be included in the tract;~~))
2. Structures and impervious areas shall be clustered on those portions of the lots that are farthest from the wetland and its buffer.

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

The area tributary to the wetland (Area A, Figure 36) should be limited in total impervious area coverage to eight percent, to protect the wetland's water quality and, to a lesser degree of concern (given the

existing species), its hydroperiod. ~~A five month period for clearing and grading (May-September, limiting average erosion by up to 88 percent over no seasonal controls) should be imposed to minimize sedimentation impacts.~~

Corridors for wildlife migration, clustering of development, and maintenance of forest cover, should be provided to the east (in Area B) to provide connection between the unique concentration of number-1-rated wetlands and Beaver Lake in this area. This corridor should also include Wetland 78b.

A zone with only limited development impact should surround the wetland for a width of at least 200 feet (Area C) beyond the 100-foot buffer mandated by the Sensitive Areas Ordinance. In this zone, clustering of any proposed development and maintenance of forest cover should be required, equivalent to the corridor recommendations, to provide the necessary habitat opportunities for wood ducks and other bird species that must move between the wetland proper and its surrounding forest fringe.

WETLAND 21 (Location: 1-24-6; Kroll page 960; 36-25-6; Kroll page 957)

Wetland 21, another number-1-rated wetland, is about 13.4 acres in size. It is dominated by a single vegetative subclass consisting of labrador tea and its acid-tolerant associates: cranberry, bog laurel, sphagnum moss, and northern starflower. This association is rare and should be considered extremely sensitive to changes in existing hydrologic conditions. A small, intermittent stream enters the wetland from the northeast, apparently draining the adjacent hill slopes through a broad, shallow swale that is an important hydrologic adjunct of the wetland. A second swale lies to the northwest, also an integral hydrologic connection. The system is surrounded by extensive mixed deciduous forest that supports numerous species of wildlife. Soils surrounding the wetland appear extremely porous but are generally saturated at or near the surface at winter's end.

Wetland 21 P-Suffix Conditions (ELS Basin Plan Recommendation LJ-3, Figure 37)

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 (Proposed zoning: AR-5, AR-10; SC; RS-7,200)

1. Impervious surface on AR and 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 AR and SC-zoned building lots shall be limited to eight percent of lot area or 3,485 square feet whichever is greater.
3. ~~((At least 50 percent of new development sites shall be placed in a separate tract of undisturbed vegetation with forest as the preferred vegetation to be included in the tract.))~~ 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.
4. ~~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: East Swale (Proposed zoning: RS-7,200, RS-15,000, AR-5)

In addition to the requirements for Area A, the following standard applies in this area:

1. New subdivision and short subdivision development including lots and roads in the swale area shall be clustered away

from the axis of the swale to preserve the hydrologic function.

- c. Area C: Northwest Swale (Proposed Zoning: AR-5, AR-10; SC; RS-7,200, RS-15,000)

In addition to the requirements for Area A, the following standard applies in this area:

1. New subdivision and short subdivision development including lots and roads in the swale area shall be clustered away from the axis of the swale to preserve the hydrologic function.

- d. Area D: West Corridor (Proposed Zoning: AR-5, AR-10; SC; RS-7,200, RS-15,000)

In order to maintain corridor connections between Wetland 10 and Wetland 21, new development (including lots and roads) shall be clustered away from the axis of the corridor.

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

The area tributary to this wetland (Area A, Figure 37) requires both limits on impervious area to under eight percent and retention of at least 50 percent of the forest cover, because the plant community here is particularly sensitive to disruption to the hydro-period and to further minimize impacts on the downstream water system.

These requirements should also apply to the broad swale extending east-northeast from the wetland proper (Area B), which lies outside the mapped surface-water basin but is part of the groundwater system of this wetland; and also to the swale lying northwest of the wetland (Area C). Although these swales are not protected under the Sensitive Areas Ordinance (as is the wetland itself), development should be clustered away from the axis of these swales to maintain their hydrologic function to the greatest extent possible. ~~A five month period for clearing and grading should also be applied to swale Area C, because slopes are steeper and the surface water connection with the wetland is particularly direct. Swale Area B lies in a reserve tract of the Frossachs development proposal.~~

A corridor (Area D) should also be maintained between this wetland and Wetland 10, as discussed for Wetland 10 (Area B). Its eastern one-third is wholly contained in the northwest swale (Area C).

To avoid the eventual loss of remaining wetland functions, 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). This recommendation will be implemented by changes to the Design Manual.

WETLAND 26 (Location: 3-24-6; Kroll page 958; 10-24-6; Kroll page 577)

Wetland 26 is a 37-acre, number-1-rated system that consists of three vegetative subclasses: deep marsh, spirea-dominated scrub-shrub and labrador tea-dominated scrub-shrub. The latter subclass (fen) is bog-like and is extremely sensitive to hydrologic change. This subclass is isolated in the northeast corner of the wetland by two roadways that intersect the wetland, dividing it into four parts. The remainder of the wetland had been partially drained some years ago and ditched for agricultural use, reducing its sensitivity to further disturbance. Some recovery of vegetation seems to be occurring in these previously disturbed areas.

Connections with surrounding forest occur to the north and south, providing transportation corridors for wildlife into and through the wetland.

The wetland lies at the headwaters of the Laughing Jacobs Creek system and provides seasonal storage and release of storm water to the creek.

Wetland 26 P-Suffix Conditions (ELS Basin Plan Recommendation LJ-3, Figure 38)

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: Northeast Tributary Area (Proposed Zoning: S-C, RS-9600)
1. Impervious surface coverage 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. At least 50 percent of new development sites proposed to accommodate more than one dwelling shall be placed in a separate tract of undisturbed vegetation with forest as the preferred vegetation to be included in the tract (e.g. in the case of a mobile home park, which is not a subdivision);
 3. ~~((At least 50 percent of new subdivision and short subdivision development sites in this area shall be placed in a separate tract of undisturbed vegetation with forest as the preferred land cover included in the tract priority given to protection of forested land cover.))~~ 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.
 4. ~~Clearing and grading activity in this area shall be limited to the five month period from May 1st through September 30th except for those activities exempted under Chapter IV.~~
- b. Area B: Southwest Tributary Area (Proposed zoning: RS-9,600, RS-15,000, BC-P, RM-2400)
1. ~~((At least 50 percent of new subdivision and short subdivision development sites in this area shall be placed in a separate tract of undisturbed vegetation with priority given to protection of forested land cover.))~~ 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. Clearing and grading activity in this area shall be limited to the five month period from May 1st through September 30th except for those activities exempted under Chapter IV.~~
3. Supplemental Design Manual standards affecting diversion of runoff from this subarea are recommended by the basin plan, but no P-suffix condition is proposed.
- ~~e. Area C: Northwest Tributary Area (Proposed zoning: SC, RS 9600, RS 7200, RS 5000, RM 2400, RD 3600)~~

~~Clearing and grading activity in this area shall be limited to the five month period from May 1st through September 30th except for those activities exempted under Basin Plan policy BW 26.~~

- d. Area D: North Corridor (Proposed Zoning: S-C)

In order to maintain corridor connections to the north of Wetland 26, new subdivision and short subdivision development shall be clustered away from the axis of the corridor.

- e. Area E: South Corridor (Proposed Zoning: RS-9600, RS-7200, S-C)

In order to maintain corridor connections to the south of Wetland 26, new development shall be clustered away from the axis of the corridor.

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

Several discrete tributary areas can be defined for this wetland, encompassing (Area A, Figure 38) the outstanding bog habitat in the northeast corner, the relatively undisturbed and largely wooded subcatchment draining into the southwest corner (Area B), and the more heavily developed northwest area (Area C). The northeast area is the highest quality portion of this wetland. ~~Because of moderate slopes, all three areas should have a five month window for clearing and grading (May-September).~~ In addition, new development in areas A and B should limit impervious area to eight percent and at least 50 percent retention of forest cover, to minimize hydroperiod disruption.

Corridors should be established, also via clustered development, both north (Area D) and south (Area E) of the wetland along existing drainage courses.

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. In Area B, a potentially feasible alternative to this increased onsite detention may be diversion of runoff to the east and south, with a release into the southeast-most (i.e., downstream) end of the wetland system.

WETLAND 34 (Location: E-10-24-6; Kroll page 577E; W-11-24-6; Kroll page 961W)

Wetland 34 (Queen's Bog) is also number-1-rated. This 17.5-acre wetland consists of four vegetative subclasses of which three have bog-like characteristics. In particular, the moss/lichen bog subclass should be considered very sensitive to hydrologic and chemical disturbance. The wetland, located in Klahanie, is extensively developed on the southern and eastern perimeters with provisions for a 200-foot-wide buffer. A natural gas pipeline bisects the wetland from north to south and has resulted in the formation of a deep marsh subclass through the trenched area. An apparent hydrologic connection exists with wetland 67 which lies approximately 1,000 feet to the east.

Wetland 34/Queen's Bog P-Suffix Conditions (ELS Basin Plan Recommendation, Figure 39)

a. Area A: East Tributary Area (Proposed Zoning: RS-15000, RS-7200, RD-3600, RM-2400)

Developers of the remaining vacant land shall provide roadway widths as narrow as allowed by the King County Road Engineer to assure that total impervious surface coverage in this area is minimized, while providing adequate access, and as much of the remaining existing forest or other cover as possible shall be retained undisturbed.

b. Area B: North and South Buffers (Proposed zoning: RS-7200)

The currently preserved buffer strips north and south of the wetland in the Park/OpenSpace Plan Map designation shall be maintained.

c. Area C: Eastern Swale (Proposed Zoning: RS-7200)

This swale is wholly contained within Area A. In addition to the conditions for Area A, the following standards should apply in this area:

1. New subdivision and short subdivision development in the swale area shall be clustered away from the axis of the swale to preserve the hydrologic function.

- ~~2. Clearing and grading activity in the swale shall be limited to the five month period from May 1st through September 30th except for those activities exempted under Chapter IV.~~

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

The majority of this wetland's tributary area has been fully developed, primarily by Klahanie. The buffer strips that have been preserved north and south of the wetland (Area B), should be maintained in perpetuity as undeveloped land within their existing Park/Open Space designation.

A part of the tributary area east of the wetland (Area A) is also as yet undeveloped, although a second school site is planned for much of the now undeveloped area. This area represents the last opportunity to protect the hydrologic system of the wetland, because so much of the existing development has significantly altered the hydrologic regime of this subcatchment. Although zoning for the area is largely predetermined by the Klahanie MPD, any future development should have strict limits on impervious area and forest cover. These limits would probably make intensive uses (e.g., a school) infeasible. As a result, only modifications to the design of likely future development that will affect hydrologic response (e.g., enhanced infiltration, enhanced detention, and a design that minimizes impervious surface area) are probably feasible. Within the eastern tributary area, the hydrologic connection with the wetland is most direct along the swale (Area C) that includes Wetland 67. Irrespective of final development intensity in this area, clustering should be applied to maintain the undisturbed function of this swale as much as possible. ~~Because of the direct surface water connection with Wetland 34, seasonal clearing and grading limits of five months (May-September) should be applied in this area as well.~~

To avoid the eventual loss of remaining wetland functions, the draft ELS Basin Plan recommends that all new development in Area 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 39, LAUGHING JACOBS LAKE (Location: 10-24-6; Kroll page 577; 15-24-6; Kroll page 578)

The number-1-rated wetland system of Laughing Jacobs Lake (Wetland 39) consists of two subclasses totaling 21 acres. The scrub-shrub subclass has bog-like characteristics with sphagnum moss and a few sitka spruce. The wetland lies in a mid-reach subcatchment and is being rapidly surrounded with urban development. Livestock grazing occurs in the northern and southern portions of the wetland. Flooding occurs regularly and hydrologic modelling suggests that this condition will be exacerbated in the future as development proceeds.

Wetland 39/Laughing Jacob's Lake P-Suffix Conditions (ELS Basin Plan Recommendation, Figure 40)

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 59 OFFERED BY: Pullen/Derdowski

NEW P-SUFFIX for Pine Lake (2)

2. SWM shall require all known, available and reasonable methods of prevention, control and treatment for phosphorus control for all new development in the Pine Lake basin.

Unless it can be demonstrated that a method or combination of methods is effective to prevent, control and treat phosphorus, and is more feasible, the following shall be required in the Pine Lake basin until the SWM Drainage Manual is revised to deal with phosphorus 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 wetland, and together with sand filtration for all new development.

BASIS:

- The first sentence is based upon a discussion in the 1993 Beaver Lake draft study, which further notes that even with the utilization of the best methods, phosphorus controls are only 40% to 80% effective.
- Where soils are suitable, infiltration is recommended in the ELS draft basin plan for other areas. Both the Beaver Lake and Pine Lake studies recognize that septic systems (literally infiltration systems for human waste) can very effectively treat phosphorus, the primary nutrient presently harming our small lakes at risk.
- Where soils are not suitable for infiltration, one of the best methods for treatment of phosphorus is a grass swale or a constructed wetland, either of which should be combined with a sand filtration system. according to the recent (verbal) recommendations of Gary Minton, who is a practicing biologist, P.E., Phd. Mr. Minton designed the filtration system required at the Pine Lake Village Shopping Center, and his report of April 1989 is attached.

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 58 OFFERED BY: Pullen/Derdowski

Chapter III: Surface Water Management p-suffix conditions. Amend by adding Pine Lake new discussion section and p-suffix conditions, as follows:

D. PINE LAKE

Overview

Pine Lake is eutrophic and sensitive to phosphorus loading. Without controls, new development in the Pine Lake basin is expected adversely to affect water quality in the lake. The Pine Lake basin is being designated as a study area, and it is appropriate to protect the lake pending the outcome of a study and the adoption of a management plan for the lake through the following p-suffix conditions, which implement ESCP Policies NE1.1, NE-4, NE-7, R-6.

P-suffix conditions:

1. Clearing and grading in the pine Lake basin shall be limited to the five month period from and including May 1 through September 30, except for those activities exempted under Chapter IV. Deviations from these standards may be allowed as provided for in Chapter IV.

BASIS:

- Pine Lake Restoration Analysis Report (METRO 1981) and the draft East Lake Sammamish Basin and Nonpoint Action Plan identify sedimentation and erosion as important factors in the pollution of the lake, Best management Practices include seasonal restrictions on grading and clearing in sensitive areas. The Pine Lake basin can be considered an environmentally sensitive drainage area, because of the responsiveness of Pine Lake to nutrient loading. Accordingly, we have recommended a p-suffix condition to limiting the impacts of sedimentation and erosion in the Pine Lake basin.
- This same seasonal clearing and grading limitation has been adopted in the proposed Plan for Class I Wetland Management areas. It does not make sense to adopt such a restriction for wetlands and not adopt such a limitation for small lakes at serious risk.

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 60 OFFERED BY: Pullen/Derdowski

NEW P-SUFFIX for Pine Lake (3, 4, 5)

3. Except where, or to the extent, not deemed necessary on account of infiltration, all new development in the Pine Lake basin shall be required to comply with a stream protection detention requirement (Recommendation BW-2 of the draft East Lake Sammamish Basin Plan). When the SWM Design Manual is revised in this regard, the requirement of the SWM Design Manual shall apply.
4. New subdivision and short subdivision (including lots and roads) shall be clustered, preferably on no more than 50% but in any event on not more than 65% of the total site area, to maximize undisturbed areas in the Pine Lake basin. 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.
5. Impervious surface on existing building lots of less than 1 acre (including buildings and decks but excluding roadways/driveways) shall be limited to 35% of the lot or ~~45000~~ square feet, whichever is greater.
4,500 (typographical error)
6. Impervious surface on existing building lots of 1 acre or more (including buildings and decks and including roadways/driveways) shall be limited to 25% of the lot size.

BASIS:

- We have proposed that the Pine Lake basin be placed in a study area. Until a management plan for Pine Lake can be adopted, we are recommending that development at a maximum density of RS-15000 be permitted. However we believe that the additional interim controls proposed above, are necessary to minimize further degradation of the Lake while a management plan is being prepared.
- The proposed p-suffix conditions are modeled on those proposed for Wetlands, and should afford some protection through minimizing impervious surfaces and the retention of natural vegetation.

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

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AMENDMENT # 61

OFFERED BY: Laing/Derdowski








1. The following p-suffix conditions shall apply to ravine protection areas in the Panhandle and Monohon sub-basins (as shown on attached map), and any other steep valley along the western slope of the East Lake Sammamish basin 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:
 - a. Land clearing or development shall not occur on the western slope of the ravine protection area. The upslope boundary of this no-disturbance zone will be marked at the first, obvious break in slope at the western edge of the plateau. The downslope boundary of this zone should be evaluated on a site-by-site basis, but in all cases will include the Sensitive Areas Ordinance-designated Erosion Hazard Areas.
 - b. No-disturbance zone requirements may be waived for development proposals that meet the criteria described in KCC 21.54.030, KCC 21.54.050, and KCC 21.54.060. For proposals that meet these criteria, the area of clearing and development shall be limited to the minimal area necessary for construction.
 - c. These requirements will expire upon the effective date of an ordinance that adopts the East Lake Sammamish Basin and Nonpoint Action Plan if that ordinance eliminates the no-disturbance zone requirement. If that ordinance includes no-disturbance zone requirements substantially different than those listed in a. and b. (above), these requirements shall expire upon the effective date of legislation that amends the County Code to establish a revised version of the no-disturbance requirement.

MR. LAING MOVED
ADD "d", PASSED
UNANIMOUSLY

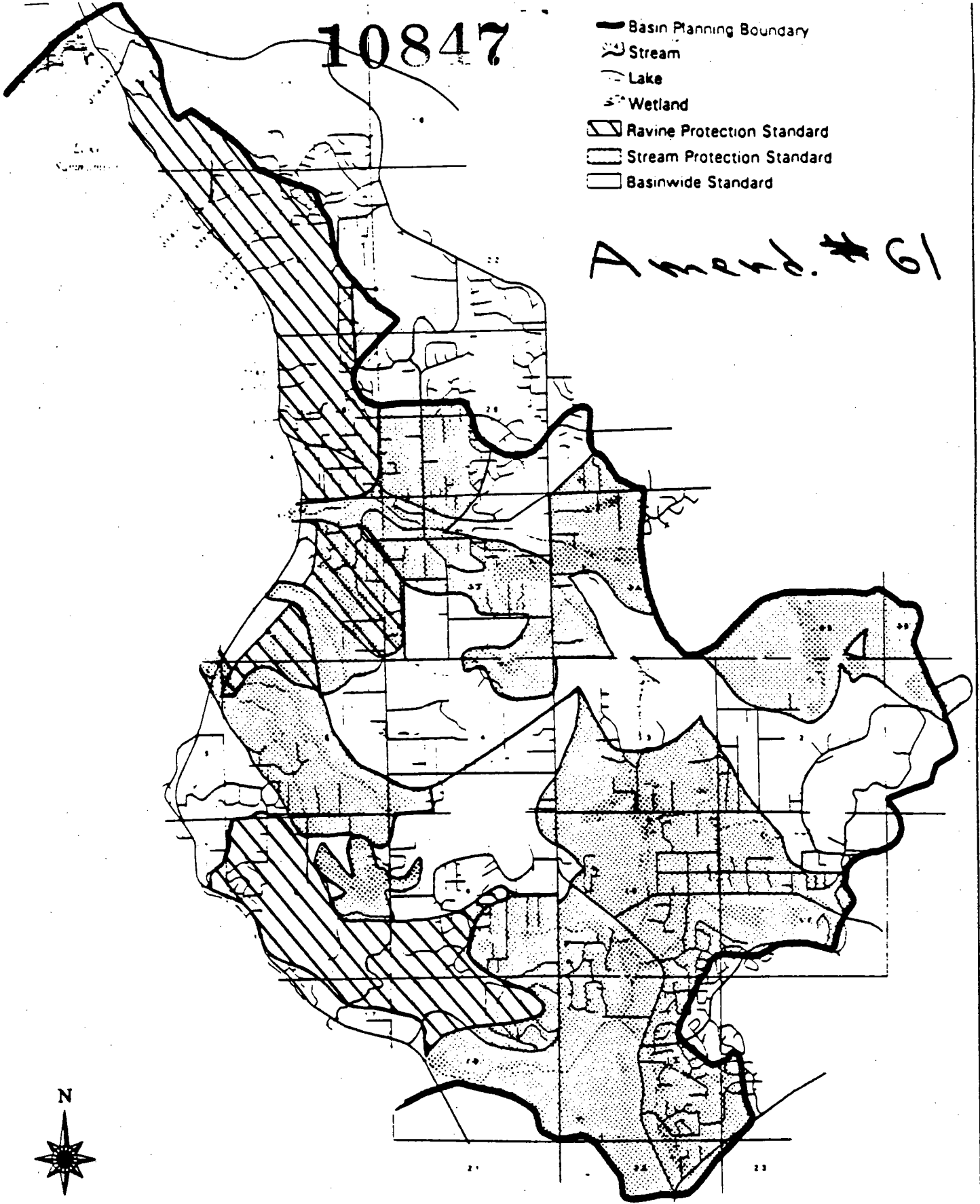
These conditions shall not apply to single family building permits on pre-existing lots totally within a no-disturbance area, provided that the area of clearing shall not exceed 5,000 square feet, or 10% of the site, whichever is greater.

BASIS: The East Lake Sammamish Basin Plan, now before the Council will probably not be adopted prior to the adoption of Area Zoning for the planning area. This amendment would apply the Basin Plan's proposed Ravine Protection Standards in the interim in order to preserve the County's planning options relative to protection of Lake Sammamish water quality.

10847

-  Basin Planning Boundary
-  Stream
-  Lake
-  Wetland
-  Ravine Protection Standard
-  Stream Protection Standard
-  Basinwide Standard

Amend. # 61



Onsite Retention/Detention Standards Summary

East Lake Sammamish Basin

0 1/2 1 Mile



Figure

5

KING COUNTY COUNCIL

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East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 62

OFFERED BY: Laing/Derdowski

The following policy shall be added to the Natural Environment Chapter:

The Patterson Creek Basin currently provides highly-productive aquatic habitat. Urban development within this basin should be conditioned to protect this resource by minimizing site disturbance, impervious surfaces and ~~intrusions~~ disturbances of wetlands and streams.

(friendly amendment Barden)

BASIS: King County Comprehensive Plan policies, E-321 and E-321b, calling for the protection of water quality and aquatic habitat.

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East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 63 OFFERED BY: Laing/Derdowski

The following p-suffix conditions shall apply to urban designated lands within the Patterson Creek Basin.

1. Impervious surfaces, as defined by the 1990 King County Surface Water Design Manual shall cover no more than 8 percent of the site. This percentage shall be calculated for the entire area covered by the development proposal, instead of on individual building lots but shall not include the regional road system.
2. Clustering shall be required for all subdivision of residential property. The reserve tract shall be retained in permanent open space retaining the natural vegetation. Clustering shall occur on the portions of the property furthest away from the stream.
3. Building lots shall be clustered on no more than 30% of the site with seventy percent of the site shall be set aside in a permanent native growth protection tract. The percentage shall be calculated for the entire area covered by the development proposal, instead of on individual building lots. These native growth protection tracts can include any floodplains, wetlands, steep slopes or other critical areas.
4. If the native growth protection tract does not contain a density of indigenous tree species that is typical of Lower Puget Sound forests, it shall be replanted with indigenous trees and vegetation according to a County-approved landscape planting and maintenance plan.
5. The separate tract shall retain vegetation in large contiguous areas rather than isolated patches, strips or individual trees. Forest or trees are the preferred vegetation type to be included in the tracts, shrubs are the second preference and grasslands or pastures are least preferable.
6. No new road crossings of Class 1, 2 or 3 streams or wetlands shall be constructed. Crossings by public utilities shall be limited to existing road or utility rights-of-way except as provided by K.C.C. 21.54.050.

BASIS: Recent basin plans have stressed the need to retain undisturbed forest areas and limit impervious surfaces to reduce surface water flow from new development, to minimize pollution and to maintain baseflows. The Patterson Creek sub-basin is a largely Rural area with abundant, high-quality fish habitat including coho salmon spawning areas. The clearing and impervious surface limits proposed here would be feasible for urban development at a density of one-home-per-acre.

Amendment 64

Phillips

Proposed Revisions in P-Suffix Conditions for the East Sammamish Community Plan

Grand Ridge Subarea

Substitute the following language for the entire section on Grand Ridge subarea conditions.

The following conditions shall apply to all residentially-zoned land in the subarea.

- I. All new subdivisions and short subdivisions in the subarea, except those undergoing detailed drainage planning and review through the Master Drainage Planning (MDP) requirements of the King County Surface Water Design Manual, shall comply with the following conditions:
 - A. **Impervious Surface:** Impervious surfaces within the subdivision or short subdivision, including surfaces associated with all structures, driveways, and roads within the development, shall be limited to a maximum of eight percent for those portions of the subdivision and short subdivision that are within the Patterson Creek and North Fork Issaquah Creek Wetland 7 drainages (as defined in exhibit A).
 - B. **Clearing Limits:** Area wide restrictions on clearing and vegetation retention shall apply, except that the separate tract alternative shall be mandatory for all subdivisions and short subdivisions in this subarea.
 - C. **Standards for Drainage Facilities:** Onsite retention/detention facilities shall be designed to reduce post-development flow durations to their predeveloped levels for all flows greater than 50% of the 2-year event and less than the 50-year event. In addition, the 100-year post-development hourly peak flow shall be reduced to the pre-development level. Either of two analytic techniques may be used for design of facilities: a continuous flow simulation model, such as HSPF, or the methods defined in the King County Surface Water Design Manual. If the Design Manual methods are used, facilities shall be designed with a 24-hour design event and a 30% safety factor applied to storage volume, as required by the manual. In addition, facilities shall meet the following release requirements:

Post-Development
Storm Event

2-year
10-year
100-year

Predevelopment
Flow Release Rate

one-half of the 2-year
2-year
10-year

MR. LAING MOVE TO SUBSTITUTE AMENDMENT NO. 63

PASSED UNANIMOUSLY

MR. LAING MOVE AMENDMENT NO. 63

FAILED 3-6, BL, BD, GN "YES"

KING COUNTY COUNCIL

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

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AMENDMENT # 63

OFFERED BY: Laing/Derdowski

Substitute the following p-suffix conditions for those contained in section C of Chapter 3 of the Areas Zoning in the Executive Proposed East Sammamish Community Plan.

The following p-suffix conditions shall apply within the Patterson Creek Basin to urban-designated lands and to developments that must undergo detailed drainage planning and review through the Master Drainage Plan (MDP) requirements of the King County Surface Water Design Manual.

1. Impervious surfaces, as defined by the 1990 King County Surface Water Design Manual shall cover no more than 8 percent of the site. This percentage shall be calculated for the entire area covered by the development proposal, instead of on individual building lots, but shall not include the regional publicly built road system.
2. Clustering shall be required for all subdivision of residential property. The reserve tract shall be retained in permanent open space retaining the natural vegetation. Clustering shall occur on the portions of the property furthest away from the stream.
3. Building lots shall be clustered on no more than 30% 35% of the site with seventy 65% percent of the site set aside in a permanent native growth protection tract. The percentage shall be calculated for the entire area covered by the development proposal, instead of on individual building lots. These native growth protection tracts can include any floodplains, wetlands, steep slopes or other critical areas.
4. If the native growth protection tract does not contain a density of indigenous tree species that is typical of Lower Puget Sound forests, it shall be replanted with indigenous trees and vegetation according to a County-approved landscape planting and maintenance plan.
5. The separate tract shall retain vegetation in large contiguous areas rather than isolated patches, strips or individual trees. Forest or trees are the preferred vegetation type to be included in the tracts, shrubs are the second preference and grasslands or pastures are least preferable.
6. ~~No new road crossings of Class 1, 2 or 3 streams or wetlands shall be constructed. Crossings by public utilities shall be limited to existing road or utility rights of way except as provided by K.C.C. 21.54.050.~~
6. The improved drainage controls specified in Amendment 45, and as administered under the King County Surface Water Design Manual, shall be applied to development within this basin.

BASIS: Recent basin plans have stressed the need to retain undisturbed forest areas and limit impervious surfaces to reduce surface water flow from new development, to minimize pollution and to maintain baseflows. The Patterson Creek sub-basin is a largely Rural area with abundant, high-quality fish habitat including coho salmon spawning areas. The clearing and impervious surface limits proposed here would be feasible for urban development at a density of one-home-per-acre.

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 64

OFFERED BY: Councilman Phillips

Substitute the following language for the entire proposed amendment:

The following conditions shall apply to all residentially-zoned land in the subarea.

I. All new subdivisions and short subdivisions in the subarea, except those undergoing detailed drainage planning and review through the Master Drainage Planning (MDP) requirements of the King County Surface Water Design Manual shall comply with the following conditions:

A. Impervious Surface: Impervious surfaces within the subdivision or short subdivision, including surfaces associated with all structures, driveways, and roads within the development, shall be limited to a maximum of eight percent within areas draining to Patterson Creek and North Fork Issaquah Creek Wetland 7 (see exhibit A).

B. Clearing Limits: Area wide restrictions on clearing and vegetation retention shall apply, except that the separate tract alternative shall be mandatory for all subdivisions and short subdivisions in areas draining to North Fork Issaquah Creek Wetland 7.

C. Standards for Drainage Facilities: Onsite retention/detention facilities within this subarea shall be designed to either the basic areawide or the stream protection standards, as defined and indicated in amendment 45.

II. Subdivisions and short subdivisions within the Issaquah Creek basin in this subarea which are undergoing detailed drainage planning and review through the Master Drainage Plan (MDP) requirements of the King County Surface Water Design Manual shall comply with the following conditions. Projects within the Patterson Creek basin in this subarea shall comply with the standards in amendment 63.

A. Impervious Surface: Impervious surfaces within the subdivision or short subdivision, including surfaces associated with all structures, driveways, and roads within the development, shall be limited to a maximum of eight percent.

B. Clearing Limits: Area wide restrictions on clearing and vegetation retention shall apply, except that the separate tract alternative shall be mandatory.

C. Standards for Drainage Facilities: Onsite retention/detention facilities shall be designed to the stream protection standards, as defined and indicated in amendment 45.

D. Performance Goals: Alternate site and facility design standards may be approved by the SWM Division through the MDP process provided that it can be demonstrated that such standards would meet the following performance goals.

- a. Site development shall not result in a significant decrease in the diversity, productivity, resilience, or habitat value of North Fork Issaquah Creek Wetland 7;
- b. Site development shall not result in a significant increase in phosphorous loading from the tributaries draining to the North and East Forks of Issaquah Creek; and
- c. Site development shall not result in a significant increase in stream channel erosion or transport of sediment to the North and East Forks of Issaquah Creek; and
- d. Site development shall not result in a significant decrease in the diversity or abundance of anadromous fish in the North and East Forks of Issaquah Creek; and
- e. Site development shall not result in a significant increase in the frequency or duration of flood flows in the North and East Forks of Issaquah Creek.

Changes to Area Wide Standards have been modified and are found in amendment .

Basis for Amendments:

- The intent of the original amendment was to apply performance goals only to those projects going through extensive drainage review, to provide more flexibility to applicants and SWM in meeting performance goals, and to clarify language on areawide clearing standards.

- This substitution is intended to accomplish three things:

Bring subarea requirements into greater consistency with areawide and other subarea standards regarding clearing and drainage design standards;

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Require that design standards for MDP's are sufficiently stringent to avoid degradation of sensitive stream and wetland resources; and

Ensure that alternate design standards would meet the performance goals for protection of streams, wetlands, and Lake Sammamish.

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East Sammamish Community Plan Update and Area Zoning Review

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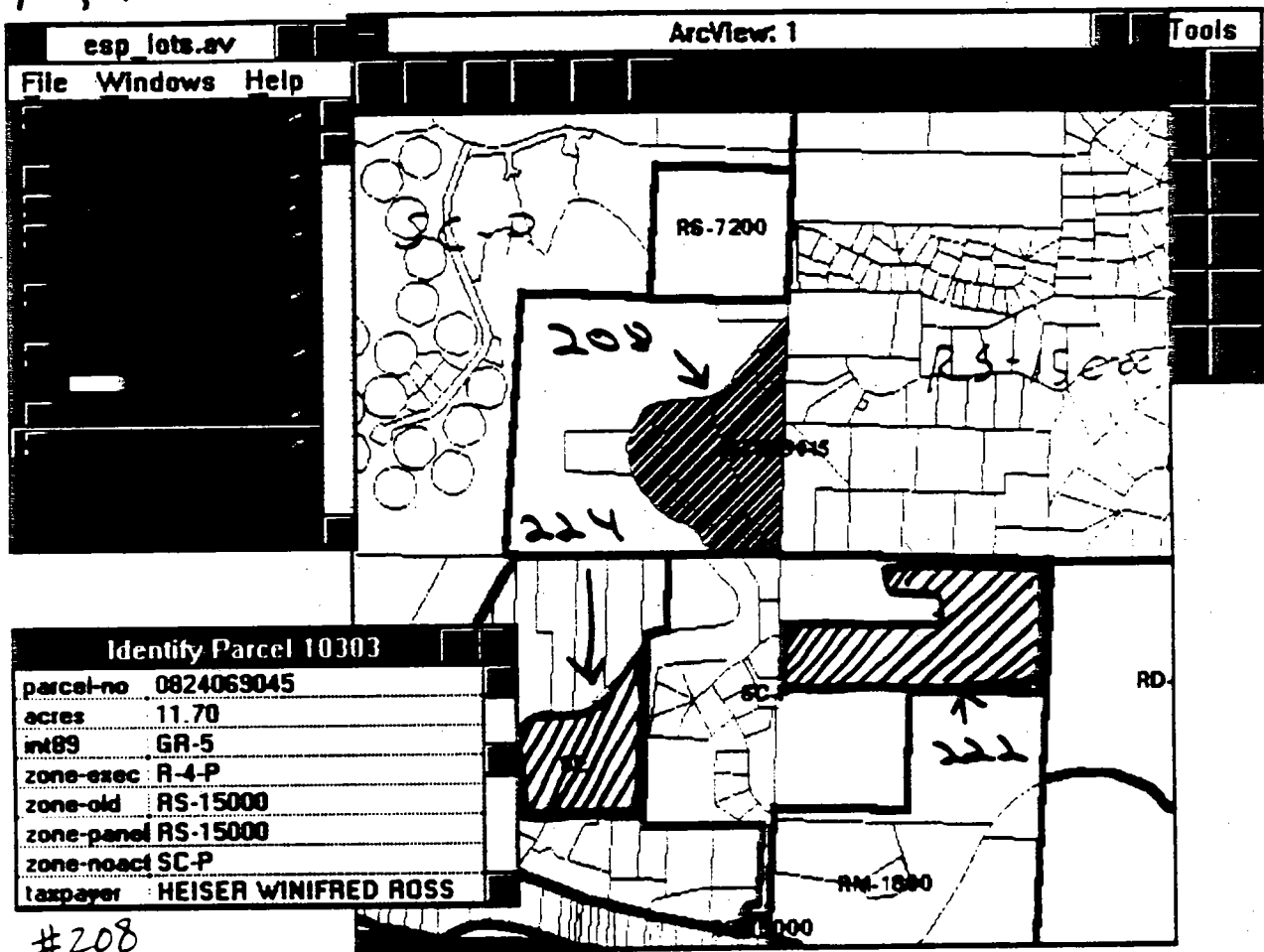
AMENDMENT # 65 OFFERED BY: Derdowski

Area Zoning Requests 208, 222 and 224

Amend the Panel-recommended Area Zoning by designating the subject properties GR-5 (SE).

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Amend. # 65



Not. Panel recommended
GR-5 (potential SC-P) on
subject site.

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AMENDMENT # 66

OFFERED BY: Derdowski

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

Amend the Panel-recommended Area Zoning by designating the subject properties, shown on the attached map, GR-5 (SC).

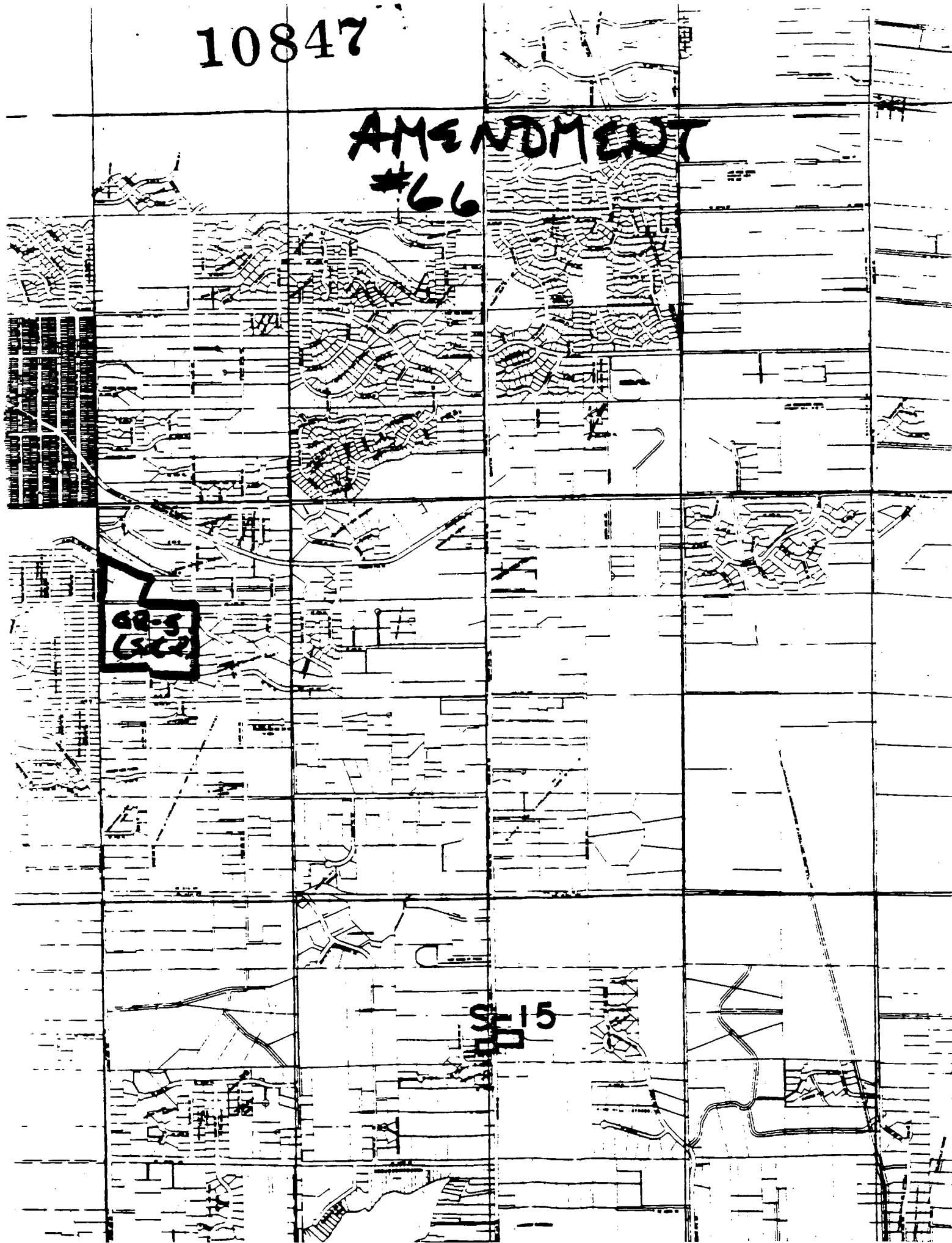
BASIS: Proposed policy R-5 calling for a density of 1 home per acre in areas with severe environmental constraints.

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AMENDMENT
#66

98-3
602

98-15



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KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

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AMENDMENT # 67

OFFERED BY: Derdowski

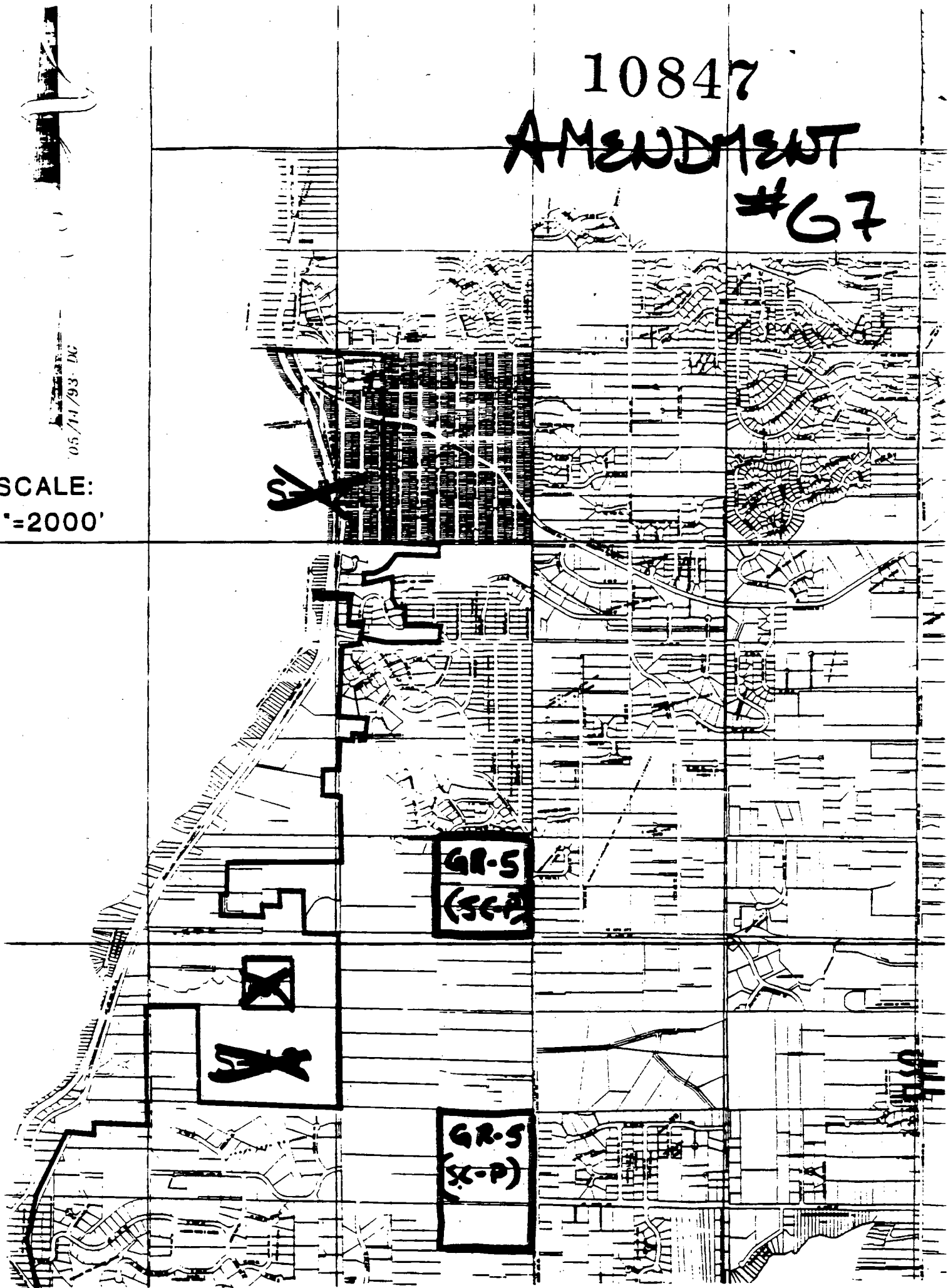
Amend the Panel-recommended Land Use Map by designating the subject properties, shown on the attached map, Growth Reserve, Urban 1 DU/Acre.

Amend the Panel-recommended Area Zoning by designating the subject properties, shown on the attached map, GR-5 (SC).

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AMENDMENT
#67

05/11/93 DC

SCALE:
1"=2000'



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East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

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OFFERED BY: Derdowski

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

Amend the Panel-recommended Area Zoning by designating the subject properties, shown on the attached map, GR-5 (SC).

Amend the Wildlife Network Map as shown

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AMENDMENT
#68

GR-5
(SC-P)

GR-5
(SC-P)

----- WILDLIFE NETWORK

