

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

Introduced by: SULLIVAN

Proposed No.: 92-597

ORDINANCE NO. **10847**

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

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Findings of Fact:

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

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

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

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

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

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

6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

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

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

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

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

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

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

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

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

7 PASSED this 25th day of May, 1993

8 KING COUNTY COUNCIL
9 KING COUNTY, WASHINGTON

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11 Chair

12 ATTEST:

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14 Clerk of the Council

15 APPROVED this 1st day of June, 1993.

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17 King County Executive

18 Attachments:

10847

KING COUNTY COUNCIL MEETING
MONDAY MAY 24, 1993

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

AMENDMENT PACKAGE

SECTION 1

1-39

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

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

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

10847

(REMOVED) FROM CONSIDERATION
BY MS. SULLIVAN

KING COUNTY COUNCIL

EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW

AMENDMENT NUMBER: 1

OFFERED BY: Cynthia Sullivan

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

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

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

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

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

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

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

5/17/93:12n:mmc

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

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

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

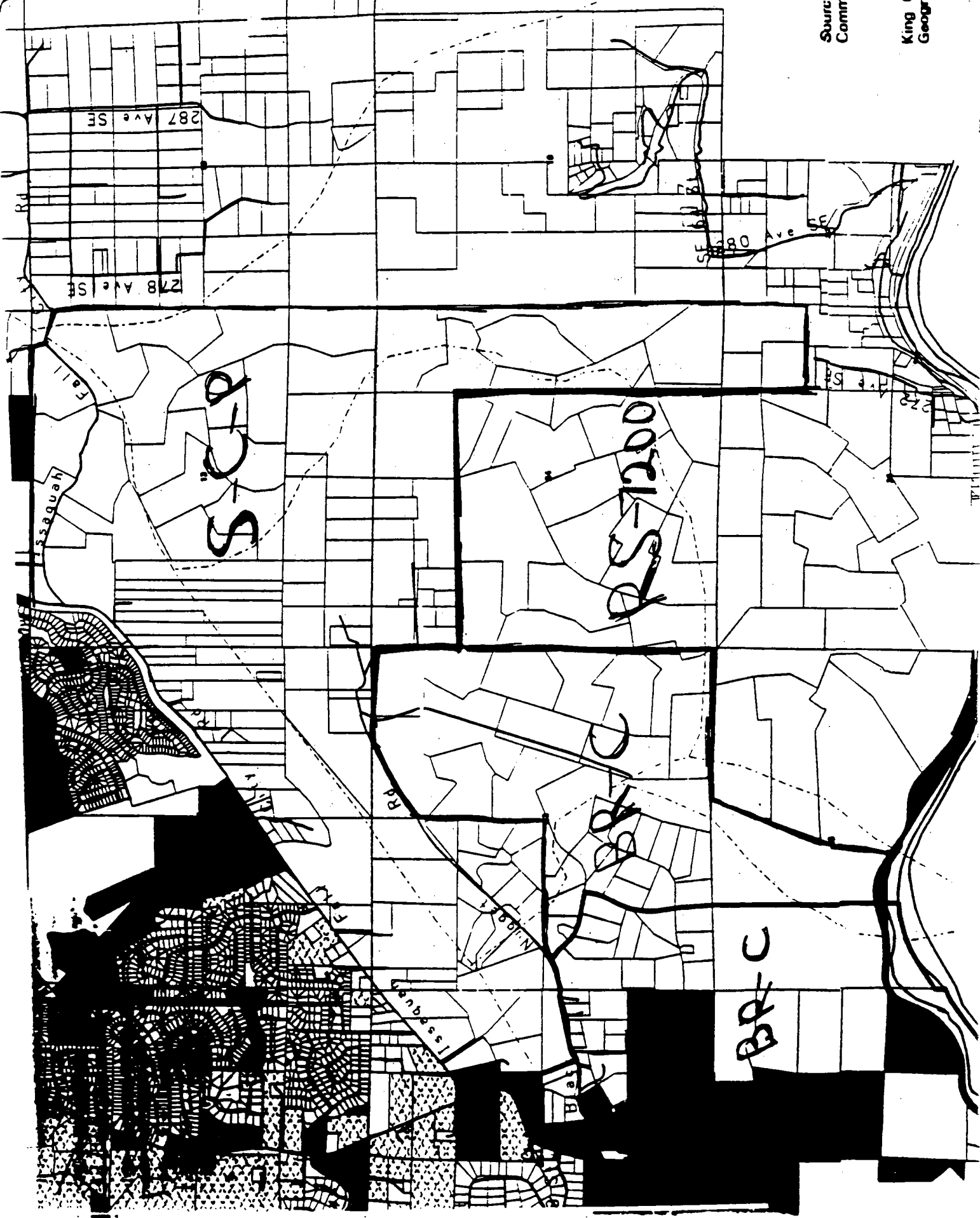
#	Summary	ACTION TAKEN
	RESOURCE LANDS	
35	Revise Policy RL-1 to call for a density of 1 home-per-5-acres (rather than 1 per-10-acres) on Farmlands Preservation Program lands	PASSED
36	New policy to support mineral extraction outside of designated Quarry/Mining areas	PASSED
	WILDLIFE NETWORK	
37	Amend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

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

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

***EAST SAMMAMISH
COMMUNITY PLAN***

***AMENDMENT PACKAGE
KING COUNTY COUNCIL
MEETING OF
MAY 24, 1993***



AMENDMENTS TO EAST SAMMAMISH COMMUNITY PLAN POLICIES
WITH GRAND RIDGE DESIGNATED "URBAN" AND FOR URBAN PLANNED DEVELOPMENT

POLICY	PROPOSED AMENDMENT	REASON
GM-6	<p>a. Are within existing cities or designated annexation areas; b. Exclude designated resources lands unless the resource is protected by the City with adopted mineral policies meeting RL-9 or the resource use is terminated; c. Already characterized by urban development, or are adjacent to such areas, that can be efficiently and cost effectively served by roads, water, sanitary sewer, storm drainage, schools and other urban services, within the next 20 years; d. Do not extend beyond are bounded by recognized natural boundaries, such as watersheds, that impede provision of urban services. e. Utilize topographical features which form a natural edge, such as rivers and ridge lines where appropriate.</p>	<p>a. As drafted, UGA's are only existing city boundaries, but should include their designated annexation areas. b. RL-9 allows resource lands to be annexed if a city has adopted resource use policies; also if the resource use is terminated, the land should be eligible for annexation, if it otherwise meets annexation criteria. c. GMA specifies Urban Growth Areas can include "territory already characterized by urban growth or adjacent to territory already characterized by urban growth." (RCW 36.70A.110) d. To conform language to criteria in Countywide Planning Policy LU-14. e. To conform language to criteria in Countywide Planning Policy LU-14.</p>
GM-8	<p>The portion of Grand Ridge which is designated Urban is included within Issaquah's Urban Growth Area.</p>	<p>Adds Grand Ridge to Issaquah's Urban Growth Area.</p>

10847

POLICY	PROPOSED AMENDMENT	REASON
GM-10	<p>Lands within designated municipal urban growth areas are appropriate for annexation or incorporation. King County should encourage and will support annexation or incorporation proposals that meet the following criteria:</p> <p>a. Urban level public services, including police and fire protection, schools, parks, public transportation, an urban street network, a domestic water system, storm drainage and sewer systems, and general governmental services, can be provided to annexing or incorporated areas without a significant degradation in service levels.</p> <p>b. Standards for and the ability to implement level of service requirements, mitigation of adverse land use impacts, and environmental protection that are equal to or better than <u>comparable or functionally equivalent to King County standards for urban development</u> have been adopted by the annexing city or in the case of an incorporation the petition for incorporation should include an objective to meet such standards and such standards will be adopted by the new city;</p> <p>c. The annexation or incorporation does not create islands or pockets of unincorporated King County or special service districts that are difficult or inefficient to serve;</p> <p>d. A sub-area land use and service plan for the annexation area that is consistent with the current East Sammamish Community Plan (ESCP), the KCCP and the GMA and will provide a variety of urban densities, had been adopted or is to be adopted concurrently with the annexation by the annexing city. In the case of incorporation the petition for incorporation should include goals to plan for land uses that are consistent with the ESCP, KCCP and the GMA including planning for urban densities and full urban services;</p> <p>e. For annexations either (1) an interlocal agreement has been negotiated between the annexing city and the special districts that now provide services to the proposed annexation area to insure that the annexation will not cause a significant degradation in service levels to areas outside the proposed annexation area or (2) King County believes the annexation will not cause degradation of service levels; and</p> <p>f. Urban separators designated by the ESCP are maintained and preserved.</p>	<p>Absolutely <u>no</u> degradation is unworkable and the degradation should key to a significant or meaningful change.</p> <p>King County has no authority, nor should it attempt, to dictate to cities their environmental protection standards, so long as they are comparable or functionally equivalent of the County's; further, the County must recognize that environmental standards for designated urban areas may of necessity be different than in the rural or undeveloped areas covered by County standards for unincorporated areas.</p> <p>Absolutely <u>no</u> degradation is unworkable and the degradation should key to a significant or meaningful change.</p>

POLICY	PROPOSED AMENDMENT	REASON
GM-11	<p>The County should encourage annexations or incorporations within a UGA of areas already characterized by urban growth, or adjacent to areas characterized by urban growth, or zoned for current urban growth that have existing public facility and service capabilities, or can readily be extended, to such development.</p>	<p>Countywide Planning Policy LU-16 expressly talks about urbanized areas where utilities and infrastructure can be easily extended; similarly, the GMA expressly provides for urban growth served "by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources." RCW 36.70.110(3).</p>
GM-16	<p>The western portion of the Grand Ridge subarea should have an urban designation, and the urban development of this portion shall be done through master planning consistent with the Area Zoning P-Suffix conditions for the Grand Ridge UPD. The eastern portion of the Grand Ridge subarea should be retained in a rural designation and is not included within Issaquah's UGA. Zoning for this eastern portion shall require rural clustering, and the county should seek to secure as much of it as possible for publicly owned open space.</p>	<p>This provision originally appeared in the Executive's draft as GM-14 and recognized the western portion of the subarea was appropriate for an UPD while the eastern portion should remain rural. The Urban designation is implemented through the P-Suffix conditions which are to be concurrently adopted as part of the Area Zoning.</p>
GM-16A	<p>The Grand Ridge UPD shall be developed consistent with the Area Zoning P-Suffix conditions adopted concurrently with these Policies, and the County, the City of Issaquah and the owners of the Grand Ridge UPD property shall develop a tri-party annexation agreement addressing the planning process elements specified in GM-12 and GM-13. The proposed three-party agreement shall be presented to the County Council and the City of Issaquah Council within two months of council adoption of this community plan.</p>	<p>The Grand Ridge UPD would be developed pursuant to a three-party agreement as contemplated by existing East Sammamish Plan Policies. The three-party agreement should generally follow the process used in the County/Snoqualmie/Snoqualmie Ridge agreement, and shall describe the core UPD project as set forth in P-Suffix conditions and shall provide for County inter-agency review after annexation.</p>
GM-17	<p>All residential development, whether urban or rural in the Grand Ridge subarea that is located within the Issaquah Creek basin shall be subject to stringent adopted drainage control and tree clearing standards, in order to reduce or eliminate increased flood damage in the lower part of the basin, including within the City of Issaquah.</p>	<p>Clarify that adopted standards apply to avoid ad hoc staff decisions; if the Issaquah Creek Basin Plan has implementation measures, they would apply uniformly.</p>
NE-12	<p>Water used for irrigating golf courses should come from non-potable water sources wherever possible feasible. Use of natural surface water sources, such as streams, should be avoided where there are impacts on fish or other resources.</p>	<p>Mitigation should be both feasible and based on actual impacts.</p>
R-9A	<p>Notwithstanding the percent of buildable areas applicable under Policies R-5 through R-8, the densities for the Grand Ridge UPD shall be as specified in the Area Zoning.</p>	<p>The UPD will have site specific overlays and designations apart from any percentage of buildable area.</p>

POLICY	PROPOSED AMENDMENT	REASON
R-12A	New multi-family developments shall be included as part of the <u>Grand Ridge Urban Planned Development as provided in the area zoning criteria.</u>	The UPD area zoning will specify the percentage of multi-family units required, including affordable housing.
R-17	All urban residential developments, including multifamily developments, regardless of size, shall provide or contribute to park sites that meet the park site and location criteria in the <u>Open Space Plan and Ordinance 3813 County Code.</u> For single family plats 20 acres in size or larger, at least 1 acre of land toward this requirement shall be provided on-site, within walking distance of all residents and with opportunities for active recreation. On-site parks shall be privately developed to the extent provided by the <u>County Code.</u> At least fifty percent of the land set aside should be for active recreation and developed as tot-lots, playgrounds, open lawn area or with other active recreation facilities. Land set aside for active recreation should be well-drained, level, and suitable for the active uses specified in the site plan. Trail improvements to power line and pipeline rights-of-way also should be considered as a means of providing recreation opportunities.	Park standards are already adopted as part of the County Code (and are in the new Title 21A) and consequently should be the reference for mitigation requirements.
CI-3	All future commercial development in the East Sammamish Planning Area shall locate within the designated Urban Activity Centers and Community and Neighborhood Business Centers and the <u>Grand Ridge UPD.</u>	The area zoning will specify certain commercial areas for the Grand Ridge UPD.
CI-4	d. <u>And the Grand Ridge UPD.</u>	The area zoning will specify certain commercial areas for the Grand Ridge UPD.
CI-7	Industrial/office park development shall be located within the Urban Activity Centers and at the Employment Center designated at the southern end of the plateau, near the I-90 corridor and north of the Front Street Interchange, and in the designated portions of the Grand Ridge UPD.	The Grand Ridge UPD will have certain commercial uses designated in the area zoning.
CI-10	a. Limiting the commercial uses to those that provide community and neighborhood-scale convenient shopping and services to the surrounding area, plus those commercial uses designated for the <u>Grand Ridge UPD in the area zoning.</u>	The Grand Ridge UPD will have certain commercial uses designated in the area zoning.
T-17	Bicycle and pedestrian facilities should be incorporated into <u>all East Sammamish Road Improvement projects unless such facilities are provided at alternative off-road locations which serve the same function.</u>	It may not be feasible or consistent with a capital facility budget to have each and every road project have full bike and pedestrian facilities.

POLICY	PROPOSED AMENDMENT	REASON
FS-26	<p>. . . an inventory of vegetation will be conducted to identify significant trees and vegetation to the extent required in the County Code. . . . Should incorporate existing vegetation as much as possible feasible. Retention of significant trees of vegetation along roadways is required encouraged in order to provide visual buffering of these facilities, subject to safety and sight distance concerns.</p>	<p>Tree retention and landscaping regulations should be those adopted in the County Code. Retention of trees should be encouraged where feasible but safety and sight distance concerns must be balanced, which the policy does not know do.</p>
P-23	<p>. . . public access or easements shall be required acquired to complete development of a local trail system for these properties where existing trails have historically used by the public where the new development has created impacts which require mitigation.</p>	<p>First, mandating private property owners to provide or preserve existing trails can only be done where it mitigates a direct impact of that development; it is a taking of private property to simply require trails because the County determines it is in the public interest. Second, a requirement to retain all historical trails is not good planning, particularly where better routes may be available or new and alternative trails provided.</p>

GRAND RIDGE UPD P-SUFFIX CONDITIONS:**Grand Ridge Project Elements and
Development Regulations**

The following P-Suffix zoning conditions set forth the general project description, conceptual site plan and development regulations which comprise the Grand Ridge Urban Plan Development "Project Elements" to be adopted by King County as part of the East Sammamish Community Plan and Area Zoning and by the City of Issaquah upon annexation pursuant to the City's police power authority, including RCW 35A.14.330. The development regulations reflect the advanced site studies and level of planning for the Partnership Property (shown on the attached site plan). The proposed development regulations are intended to be innovative and flexible.

These P-suffix conditions shall be used in the subsequent processing step of actual master plan approval, which would be through a Urban Plan Development Permit (UPD Permit) if processed in King County under the new zoning code or through a comparable master plan approval step if processed by the City after annexation. References in these P-suffix conditions to "UPD Permit" shall include the City's comparable master plan approval if the City does the master plan approval after annexation.

DEVELOPMENT OF THREE-PARTY AGREEMENT

Within two months following the County's adoption of the East Sammamish Community Plan and Area Zoning, a three-party agreement between the City of Issaquah, King County and the Grand Ridge UPD owner shall be presented to the King County Council and the City Council for approval. The three-party agreement shall incorporate these P-suffix conditions as the general project description and development standards and regulations. Further, the three-party agreement shall define the process for permit processing by the City of Issaquah or King County, as well as a process for establishing the standards to be applied with regard to the issues identified in Exhibit A and policies GM-12, GM-13, and GM-16A. The three-party agreement shall generally follow the process outlined in the three-party agreement between the County, City of Snoqualmie, and owner of the Snoqualmie Ridge project, with County participation after annexation through an interagency review team.

URBAN PLAN DEVELOPMENT OVERLAY ZONING SUMMARY**1. URBAN PLANNING VALUES**

1.1 Planning Rationale and Values. An urban master plan development for the Partnership Property achieves growth management and planning objectives including the following: reasonably priced housing; innovative and sensitive land development with clustering, sensitive area preservation, and extensive areas of contiguous natural open space; efficient major infrastructure improvements, including the Sunset Interchange; creative solutions for housing, water conservation and traffic demand management; creative mix of residential and commercial uses; and sustainable economic vitality.

1.2 Grand Ridge Urban Village Master Plan. The Partnership Property consists of 2,225 acres to be developed as an urban master plan and designated Urban Plan Development Overlay Zone or comparable zoning designations which allow development as described herein (referred to herein as "UPD Zone"). The urban village shall contain an integrated mix of single and multi-family residential uses, commercial uses including retail and office, open space and recreation areas, and related public facilities and amenities. The urban village shall incorporate and emphasize pedestrian and transit access.

2. Transit Center. The applicant and the City shall work with Metro, King County and other affected agencies to establish a public transit center either within the Partnership Property or on nearby land. The Partnerships shall pay their fair share of the cost for establishing the transit center, which may include dedication of land.

3. Conceptual Plans and Flexibility.

3.1 Conceptual Site Plans. A conceptual site plan showing the areas for open space, residential and commercial uses and the transportation, utility and other infrastructure services and facilities is attached hereto as Exhibit S/P.

3.2 Flexibility Objectives. The adopted conceptual site plans provide the desired initial certainty based upon the best information available. However, modifications are expected to occur during the buildout period implementing the UPD Permit, such as subsequent plats and other permits. The parties acknowledge the need to resolve competing interests or values, and flexibility in design and layout are encouraged to meet the planning values stated in Section 1.1. Modifications can achieve a number of public purposes, including incorporation of new information, responding to changing community needs, encouraging reasonably priced housing and encouraging modifications which provide comparable benefit or functional equivalents with no reduction in public benefits or increased costs to the development. However, such modification should not cause increased environmental degradation.

4. **Administrative Modifications.** To implement flexibility objectives, the City's designated official (or the Director of the County's Development and Environmental Services Department if processing is done before the effective date of annexation) ("Director") shall be authorized to administratively modify the residential, commercial and other development standards based upon specific criteria describing "minor" changes to be set forth in enacted ordinances or the Development Agreement.

5. **Legislative Modifications.** The three-party agreement shall set forth procedures for legislative modifications which exceed the thresholds for administrative approval under Section 4.

GOVERNING DEVELOPMENT STANDARDS FOR THE VILLAGE

6. **Open Space.** In the 2,025 acres of the Partnership Property located outside of the 200 acre quarry area, the Project Elements shall include approximately 1,300 acres of open space including up to 100 acres for public facilities and uses (such as schools or fire stations) as shown on Exhibit S/P, which open space includes a variety and mix of uses and areas for natural and retained open space and sensitive areas, parks, trails and recreational amenities. No further dedications of land beyond the 1,315 acres for public open space or public facilities and uses shall be required. Open space and public use dedications for the 200 acre quarry area shall be determined by the City at the time the 200 acre quarry area is proposed for development.

6.1 **Wetlands and Buffers.** All wetlands and buffers shall be governed by the County's Sensitive Area Ordinance.

6.2 **I-90 View Buffer.** The natural vegetation buffer along I-90 as shown on the attached Exhibit S/P shall be retained.

6.3 **Other Sensitive Areas.** Other sensitive areas within the Partnership Property shall be governed by the County's Sensitive Area Ordinance.

6.4 **Parks and Trails.** The Partnerships shall pay applicable park impact fees or provide park areas or improvements (with a credit against applicable park impact fees) in accordance with adopted County and City park standards to accommodate recreational needs generated by the Village. Trails and parks for public use may be dedicated to the County, City, a park or recreation district or other appropriate public entity. Those trails retained in private ownership shall be owned and maintained by the homeowner's association or other appropriate entity approved by the City.

6.5 Golf Course. The Project Elements may include a golf course and related facilities and club houses as shown on the conceptual site plan attached as Exhibit S/P. The golf course will be privately owned and operated, but open to the public for use on a fee basis. The golf course design and management shall include selection of disease-resistant turf grasses, use of slow-release nitrogen fertilizers, a schedule of application for fertilizer/installation of pesticides, installation of an on-site weather station and an irrigation system using the on-site weather station information, possible use of recycled water for irrigation, and other measures to minimize potential significant impacts to water quality.

6.6 Perimeter Buffer. The Project Elements shall maintain a natural buffer around the perimeter of the Partnership Property as shown on the conceptual site plan attached as Exhibit S/P. The buffer is established, along with appropriate sizing of utilities and permanent public dedication of open spaces, to avoid development pressures on adjoining areas and provide appropriate transition.

7. Housing. The Grand Ridge UPD shall include a mix of housing densities and types which are integrated with the open space, retail, commercial and transportation uses.

7.1 Residential Uses and Densities. The Project Elements shall provide a range of housing types, including a mix of lot sizes, attached and detached units, and housing units of various sizes. The total number of residential units shall range between 4,250 and 4,750. This number of residential units may be increased if the authorized commercial square footage is decreased as follows: the applicant may elect to convert up to fifty percent (50%) of the total square feet authorized for commercial (retail and office under Section 8.1 and 8.2 below) to residential units, to be located in the "Village Center," whereby one residential unit in excess of the maximum of 4,750 shall be allowed for each 1,200 feet of commercial space which the applicant agrees not to build (e.g., conversion of 50% of 2.34 million commercial square feet at ratio of 1,200 square feet: 1 residential unit equals 975 additional residential units). The City may also alter the mix of commercial/residential using the same ratios and may require location in the same area. The conceptual site plan may show the density range which the applicant may elect for each subarea, subject to the minimum single family and multi-family/attached housing per subarea.

7.1.1 A minimum of 25% of the units shall be for persons age 55 or over so long as that portion of the Village meets all federal, County and City requirements.

7.1.2 A minimum of 40% and maximum of 50% of total units shall be multi-family or attached housing such as duplexes, townhouses and multi-plex buildings.

7.1.3 A minimum of 50% and maximum of 60% of total units shall be single family detached housing.

7.2 **Affordable Housing.** The Partnerships are encouraged to develop an innovative and feasible affordable housing program for the Partnership Property, which may include incentives for provision of additional low income housing, pilot projects and other features to achieve affordable housing. If an alternative program is not approved, then the following affordable housing requirements shall apply: At least 30 percent of the residential units in each phase shall be affordable housing units defined and allocated as follows:

7.2.1 Ten percent of the affordable housing units shall be affordable to households at an income level:

- below 80 percent of the median household income for ownership units and/or
- below 50 percent of the median household income for rental units;

Housing affordable for households at this level of median income will be required in any phase only if publicly funded or private non-profit programs for such housing are available, provided that the developer sets aside sufficient land for a period of up to five years. That period shall begin with approval of the final plat for each subdivision containing any land set aside for low income housing. If during that period, programs become available, the developer shall cooperate with the public agency or private non-profit for the development of such housing.

If housing funds do not become available by the end of the five-year period the land shall be released for other development consistent with the UPD. The overall requirement for units available to blow 80 or 50 percent of the median income households, whichever is applicable, shall be reduced by the number for which the five-year period has elapsed and the overall requirement for units available to households between 80 to less than 100 percent (ownership units) or 50 to less than 80 percent (rental units) of median income shall be increased by the same number.

7.2.2 Ten percent of the affordable housing units shall be affordable to households at an income level:

- between 80 and less than 100 percent of the median household income for ownership units and/or
- between 50 and less than 80 percent of the median household income for rental units;

7.2.3 Ten percent of the affordable housing units shall be affordable to households at an income level:

- between 100 and 120 percent of the median household income for ownership units; and/or
- between 80 and 100 percent of the median household income for rental units; and

The formula for determining median income for King County and affordable monthly housing payments based on a percentage of this income shall be determined at the time of the UPD permit approval. The affordable housing units that are owner-occupied shall be resale restricted to same income group (based on typical underwriting ratios and other lending standards) for 15 years from date of first sale. Renter occupied units shall be restricted for thirty years to ensure continuing affordability for households of the applicable income level.

7.3 Flexibility and Bulk Standards. The location and precise number of units within each subarea shall be implemented through subsequent plats. Transfers of density between subareas shall be authorized pursuant to administrative or legislative adjustments. Bulk standards for lot widths, heights, side yards and landscaping shall be flexible and seek to achieve reasonably priced housing consistent with good environmental practices.

8. Urban Village.

8.1 Mixed Use Village Concept and Uses. A portion of the Grand Ridge UPD shall include an urban village which integrates residential uses with a mix of retail, office and commercial uses through an urban mixed use concept. This urban village shall have transit and pedestrian access to encourage HOV and nonmotorized travel within and between the village and residential areas. Retail uses may include between 375,000 and 390,000 square feet in the area shown generally on Exhibit S/P. Office, community business, general commercial and light manufacturing uses integrated within the urban village may total between 1.8 and 1.95 million square feet in the area shown on the attached Exhibit S/P. To minimize repeated grading and vegetation loss, the applicant is encouraged to work with the quarry operator within the Quarry Mining (QM) and QMP areas to develop or modify its mining reclamation plan and quarry grading permits to grade those portions of the Partnership Property at

the level and in the manner needed for ultimate buildout under the UPD Permit.

8.2 Flexibility and Bulk Standards. The bulk and performance standards for the urban village will be developed as part of the UPD Permit. The standards are to be flexible and may be modified administratively to promote innovative and efficient land use.

9. Surface Water Drainage and Water Quality. The UPD Permit shall at a minimum comply with the King County SWM Manual for design, operation, maintenance and monitoring of drainage facilities, which includes submittal and approval of a Master Draining Plan ("MDP"). The stated objectives of the development are as follows:

9.1 Prevent Flooding: prevent increases in flow rates and volumes that would result in flooding along the natural or constructed drainage system or aggravate existing flooding problems either on-site or downstream;

9.2 Prevent Erosion: prevent increases in flow rates and volumes both on-site or off-site which would destabilize the existing geomorphic balance of the natural drainage systems, such as avoiding stream bank erosion or bank/slope failures along stream corridors or downstream sedimentation reducing channel capacity;

9.3 Soil Stability: prevent alteration of natural topography and native vegetation resulting in unstable soil conditions, slopes or embankments;

9.4 Natural Hydrologic Features: prevent alteration of the natural hydrologic features that would reduce their functional ability to preserve water quality and quantity and in-stream or other aquatic habitat values;

9.5 Base Flows: prevent alteration of ground water/interflow that would adversely change downstream base flows, aquifer recharge characteristics and/or impair existing water rights;

9.6 Technical Analyses: the master drainage plan shall include detailed technical analyses with appropriate geotechnical investigations, water quality and aquatic habitat analysis and hydrologic computer modeling;

9.7 Operation and Maintenance: the MDP also shall specify maintenance and operation provisions for existing natural drainage systems and any on-site drainage facilities. Specific maintenance plans and agreements, identifying maintenance

responsibilities, shall be provided for any privately or publicly maintained facility.

9.8 Issaquah Basin Plan; Wellhead Protection Study. The UPD Permit (or comparable master plan approval within the City after annexation) also shall comply with applicable provisions of the Issaquah Creek Basin Plan and Wellhead Protection Study which are currently being developed.

10. Transportation.

10.1 Transportation Management Plan. The Grand Ridge UPD shall provide its fair share of transportation improvements and fair share of required rights-of-way. The UPD Permit (or comparable master plan approval by the City after annexation) shall adopt a transportation management plan which may include shuttle service, bus shelters and turnouts and other HOV incentives.

10.2 Transit Center. The Partnerships shall cooperate to establish a public transit center.

10.3 Road Standard Flexibility. To the extent authorized by the City Council by ordinance, the Director of the Department of Public Works (or other designated official) is authorized to modify road standards, including road widths, sidewalk, location and types, and other road standards to achieve flexibility, reflect the rural character of adjoining areas, promote reasonably priced housing and promote development consistent with the general health, safety and public welfare.

11. Agreed Mitigation and Credits. If the Partnerships provide more than agreed level contribution, through actual payments or incurring binding obligations or land dedications, to the Sunset Interchange or for other infrastructure improvements and services including without limitation roads, sewer, water, fire, police, schools, or parks and recreational facilities, then the Partnerships shall receive offsets, credits, reductions, latecomer fees or other adjustments to reflect the project's obligations. Unless otherwise agreed, any offsets or credits shall apply only to the particular type of infrastructure involved (e.g., credits for oversizing water facilities applied against other water fees or obligations, but not school fees, etc.). The parties acknowledge road fees and other transportation mitigation may be aggregated so that the fees or contributions relating to the impacted roadway system may be consolidated for construction of one or more of the improvements for which the project otherwise would only have a partial obligation. Since the Project Elements allows a range of density for both residential and commercial uses, all mitigation to the extent feasible shall reflect the phasing or incremental

development of the Grand Ridge Master Plan, including without limitation the following:

11.0.1 mitigation consisting of impact fees on a per unit basis (e.g., per residence or per square foot) shall be based upon the actual number of units submitted for a given permit approval;

11.0.2 mitigation consisting of new or expanded roadways, park and recreation facilities, fire, police or other facilities shall be provided in increments corresponding with a threshold number of developed residential units and/or commercial areas pursuant to a schedule approval as part of the UPD Permit.

11.0.3 mitigation where it would be wasteful or impractical to install in phases or increments, such as major sewer or water lines or other comparable facilities, shall be installed initially to serve the full buildout.

11.0.4 fees shall be subject to construction impact inflation adjustment.

12. **Capital Facilities Plan.** The Partnerships shall prepare a capital facilities plan subject to approval by the City prior to or concurrent with approval of the UPD Permit, consistent with concurrency and phasing, for infrastructure, including dedications, LIDs, developer extension agreements with latecomer provisions, impact fees and credit for oversizing or overcapacity.

13. **Applicable Codes and Effective Dates.** The references herein to the County's Sensitive Area Ordinance, SWM Manual, and Road Mitigation Payment System or Road Adequacy Standards shall refer to those standards and requirements in effect at the time of the UPD Permit (or comparable master plan approved by the City after annexation) approval (or any different date provided in the implementing Development Agreement).

CONCURRENCY AND PHASING

14. **Sunset Interchange.** The Grand Ridge UPD shall be subject to the following concurrency standards and phasing with respect to a Sunset Interchange at I-90:

14.1 **Phase 1 -- Rural Equivalent.** Prior to completion of a Sunset Interchange, the project may receive building permits for no more than 445 primary households, (which is equal to 1 unit per 5 acres), plus uses including a neighborhood retail area not exceed 25,000 square feet, and a golf course, clubhouse and related facilities.

14.2 Phase 2 -- Second Phase. Once a financial commitment is in place to complete a Sunset Interchange within three (3) years, then the Grand Ridge Master Plan may receive building permits for an additional 1,780 primary households. No retail areas in addition to the 25,000 square feet authorized in Section 14.1 shall be permitted except to the extent additional retail areas still result in reduced vehicle trips or other traffic mitigation.

14.3 Other Phases -- Remainder of Grand Ridge Master Plan. Building permits will be granted for the balance of the project's residential and commercial uses only after completion of a Sunset Interchange and other transportation mitigation as required in the UPD Permit.

14.4 Equivalent Units. The residential portions of the described above are based upon units of primary households (i.e., non-age restricted) households. To the extent either of those phases contains age-restricted housing, then the number of units in that phase shall be adjusted to an equivalent number of age-restricted household units based upon the reduced peak hour trip generation rate for age-restricted housing.

15. Other Concurrency. Phasing of other infrastructure shall be based upon concurrency through a performance-based phasing plan to be established during the Master Plan approval process.

CONCOMITANT DEVELOPMENT AGREEMENT

The project elements, conceptual site plans, development regulations and other features of the UPD Permit (or comparable master plan approved by the City after examination) shall be set forth in a concomitant Development Agreement recorded with the real property records. The UPD Permit and Development Agreement may allow development standards and conditions different from those otherwise imposed under the East Sammamish Community Plan policies or these P-suffix conditions in order to provide flexibility to achieve public benefits, respond to changing community needs, to reflect additional site investigation and information, and encourage modifications which provide the functional equivalent or adequately achieve the purposes of the East Sammamish Plan policies and these P-suffix conditions. Any approved development standards and conditions which differ from those in the East Sammamish Plan policies or the P-suffix conditions shall not require any further zoning reclassification, variance from King County standards or other County approval apart from the UPD Permit approval (or comparable City approval if the master plan is approved after annexation).

EXHIBIT A

City Mitigation Measures

In addition to the GRP Master Plan elements and development standards set forth in Exhibit C, the City and the Partnerships agree to use all reasonable efforts during the six-month Review Period following execution of the Agreement to address and resolve specific mitigation measures or project modification and other review issues relating to the proposed GRP Master Plan. The parties agree these additional measures are important to the goals of environmental protection water quality and quantity and provision of a range and diversity of housing, including affordable housing. The parties agree to address the following issues, as well as any others either party may request:

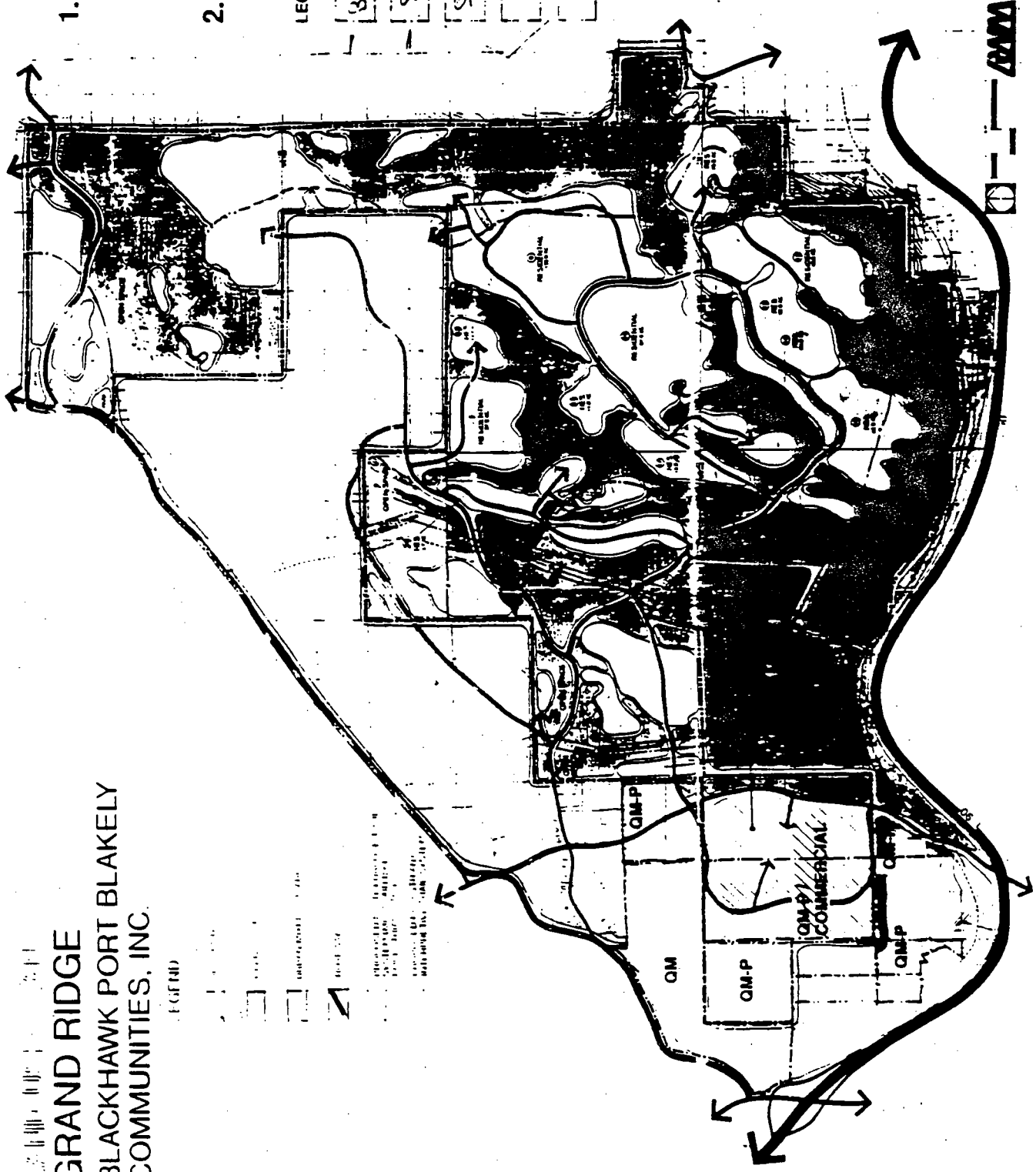
1. Stormwater and Flooding.
2. Park Standards.
3. Fire Standards.
4. Police Standards.
5. Water Standards.
6. Sewer Standards.
7. Aquifer Recharge.
8. Project/Permit Processing.
9. Buildout Period and Vesting.
10. Other.

1. EXHIBIT S/P
CONCEPTUAL
SITE PLAN

2. OVERLAY
ZONING

LEGEND

- SR-C COMMERCIAL
- SR RESIDENTIAL
- SR-L LOW IMPACT RESIDENTIAL
- OS OPEN SPACE
- IB-90 I-90 BUFFER



GRAND RIDGE
BLACKHAWK PORT BLAKELY
COMMUNITIES, INC.

LEGEND

- PROPOSED
- EXISTING
- PROPERTY
- BOUNDARIES
- STREETS
- UTILITIES
- WATERWAYS
- ADJACENT
- PROPOSED
- EXISTING
- PROPERTY
- BOUNDARIES
- STREETS
- UTILITIES
- WATERWAYS
- ADJACENT

KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 3 OFFERED BY: Paul Barden

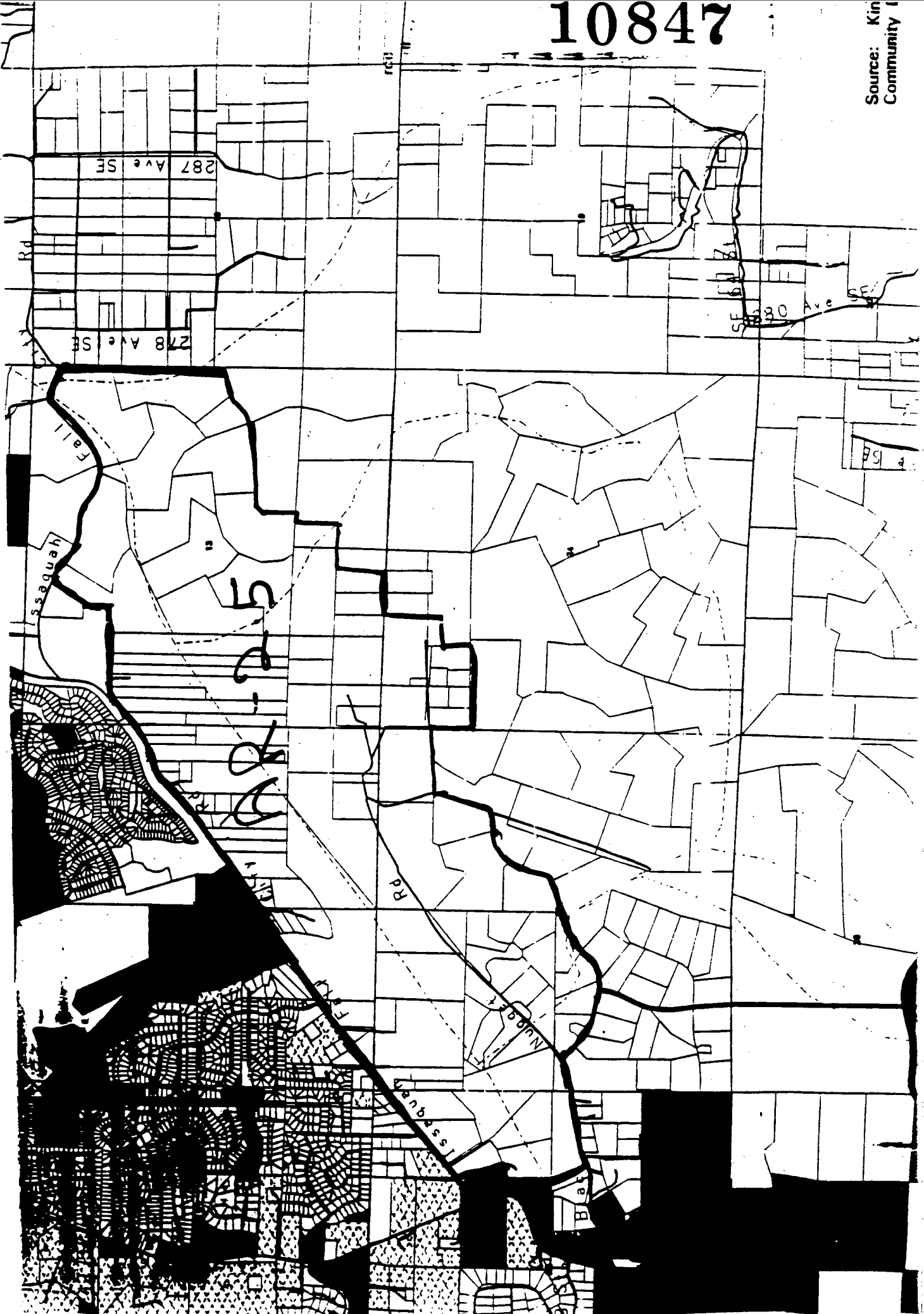
1. Amend the panel-recommended Area Zoning by redesignating the subject properties shown on the attached map AR-2.5.
2. The following p-suffix conditions shall be attached to the subject properties shown the attached map.
 1. There must be sufficient owner participation to make possible an integrated plan for this valley, sa shown on the attached map; the "Valley" hereinafter.
 2. The concept of an inhabited preserve will guide the siting of homes and their architecture. Existing natural forest and marshland will be substituted for formal rockeries, gardens, and lawns in the manner of mountain and beach communities and other such second home environments.
 3. The forest and marshland will be maintained by a homeowners' association responsible to environmental agencies for compliance with conditions set forth in the approval process.
 4. The homeowners' association will empanel and heed, in its best judgement, an advisory board, including but not limited to, a landscape architect, and ecologist, a hydrologist, a forester, and an ornithologist.
 5. Wetlands must be maintained or enhanced to:
 - a. Maintain or improve the quality of water flowing from the Valley;
 - b. Maintain or improve the quality of flora in the marshes and other wetlands of the Valley; and
 - c. Maintain or improve the habitat of native wetland birds and other animal species of the Valley.
 6. Groundwater quality must be maintained or improved by:
 - a. Provision of sanitary sewer to all existing and planned residential structures within the Valley; and
 - b. Maintenance of groundwater flow in existing patterns as completely as possible by:
 1. Utilization of a one-way system of roads to minimize impervious surfaces; and
 2. Redeployment of water from roads, roofs, and other impervious surfaces to adjacent permeable soils.
 7. Storm water runoff must be no more rapid than at present and must be slowed where possible.

8. Forest management must be designed to maintain and improve the forest by removal of rampant non-indigenous overgrowth, such as the Himalayan blackberry, by plantings as recommended by the advisory board, and by removals and trimmings in the siting of homes as recommended by the landscape architect on the advisory board.
9. Clustering of home sites. coordination of design of homes in areas of clustering, and all other architectural devices available to minimize the impact of residential structures in the forest shall be employed throughout.
10. Densities in subareas of differing natural environments shall be determined by the landscape architect, in consultation with Surface Water Managements ecologists and hydrologists, to be appropriate to each subarea.
11. Each home site shall be defined by a three-dimensional envelope within which the home must be built. Design must be appropriate to the site in the judgement of a design review committee, which shall include the landscape architect responsible for sitings throughout the Valley.
12. If within three years of approval of the above conditions a plan in compliance with the above conditions has not been submitted, zoning will revert to the underlying zoning at the time of said approval.

10847

Source: Kin
Community I

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Handwritten text 'A-5' and 'A-2' in the center of the map.

Small handwritten number '59' in a box on the right side of the map.

10847**EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW****AMENDMENT NUMBER: 3****OFFERED BY: Cynthia Sullivan****TOPIC:***Wetland 7/North Fork Issaquah Creek Valley Urban Designation and Area Zoning:**Area Zoning Issues 225, 226, 227, 228, 229, 230, 231, 232, 236, 237, 238, 244, 245, 246, 247, 248, 253, 257, 258, 259, 260, 262 plus other sites in this area*

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

Replace panel recommended AR-5 zoning for area owned by these applicants and others with SC-P (See map attached to amendments for Grand Ridge UPD site), subject to the following P-suffix condition:

Density in this area shall be limited to one unit per 5 acres, unless an integrated plan for all of the parcels in the area is developed which meets the following requirements.

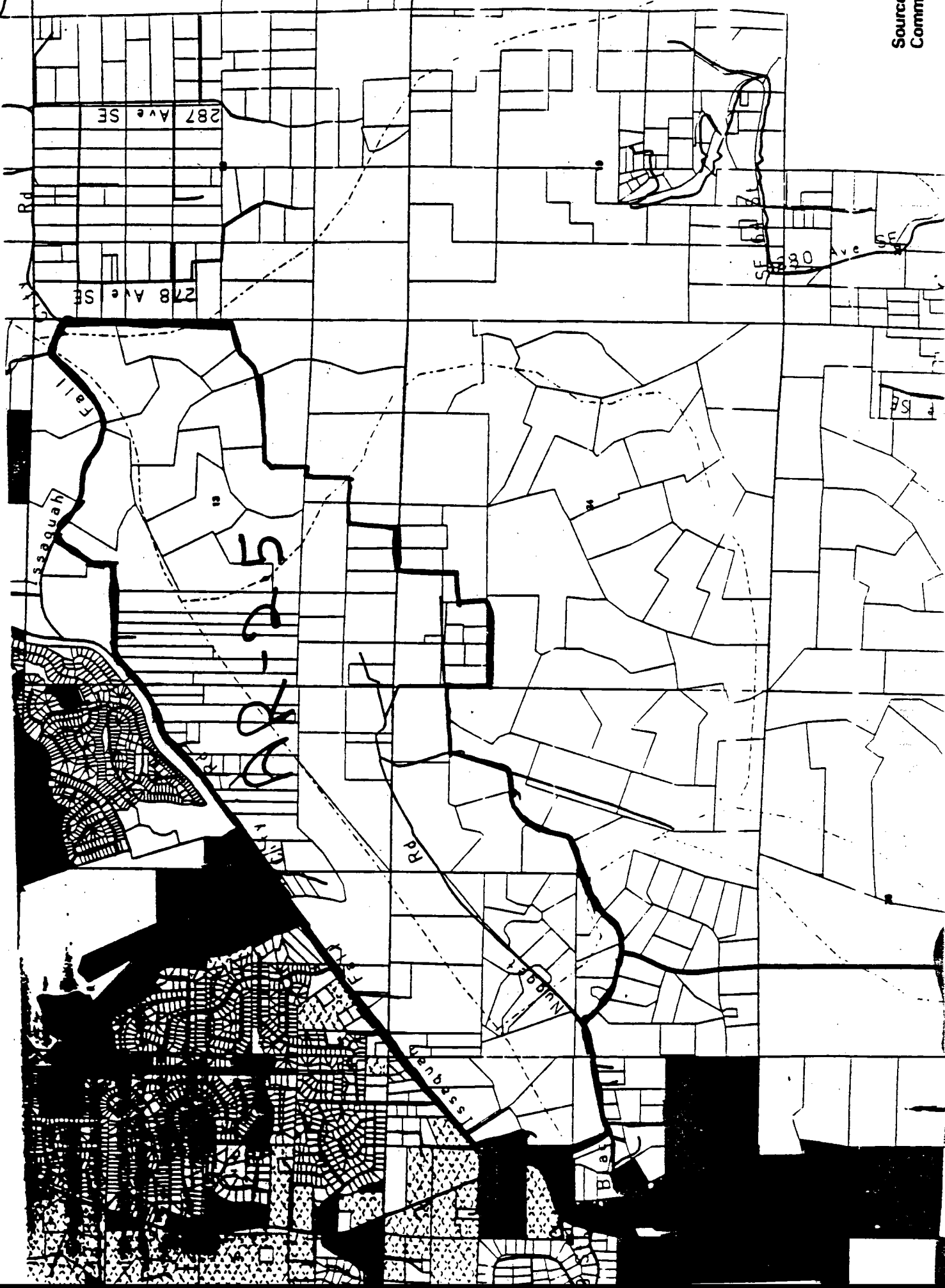
Any development occurring in this area must be achieved with extremely minimal environmental impact. Achieving this objective requires use of reduced building footprints and careful siting of buildings, as well as unconventional methods of providing services, such as roads and fire protection. Because existing standards for urban areas call for intensive infrastructure may operate contrary to these objectives, this area shall be the subject of a demonstration project, in which all owners are encouraged to participate jointly, to prepare a development proposal for the area which meets these objectives. The demonstration project may plan for up to 1 dwelling unit per acre. The demonstration project shall be pursued by such legal entity or entities as the owners in the area may chose, and must be submitted for approval by the county by July 1, 1996.

If the development proposal is not approved by July 1, 1997, all property owners in the area shall be released from any obligations they may have undertaken to participate in the demonstration project, and the SC zoning density of 1 unit per acre (clustered) shall be available, subject to an impervious surface limit of 5000 square feet per dwelling unit or 10% of the site, whichever is larger.

This area and the proposed demonstration project shall be evaluated by SWM, DDES, and Roads Division for possible amendments or variations to the county's standards to allow the use of low-impact methods such as suggested by the Village Conservancy for the North Fork Issaquah Creek Valley. The reviewing agencies shall report back to the council on threshold standards which may be appropriate to apply to achieve the demonstration project objectives within six months of council adoption of this plan, and shall provide proposed ordinances as necessary to implement recommended changes to standards.

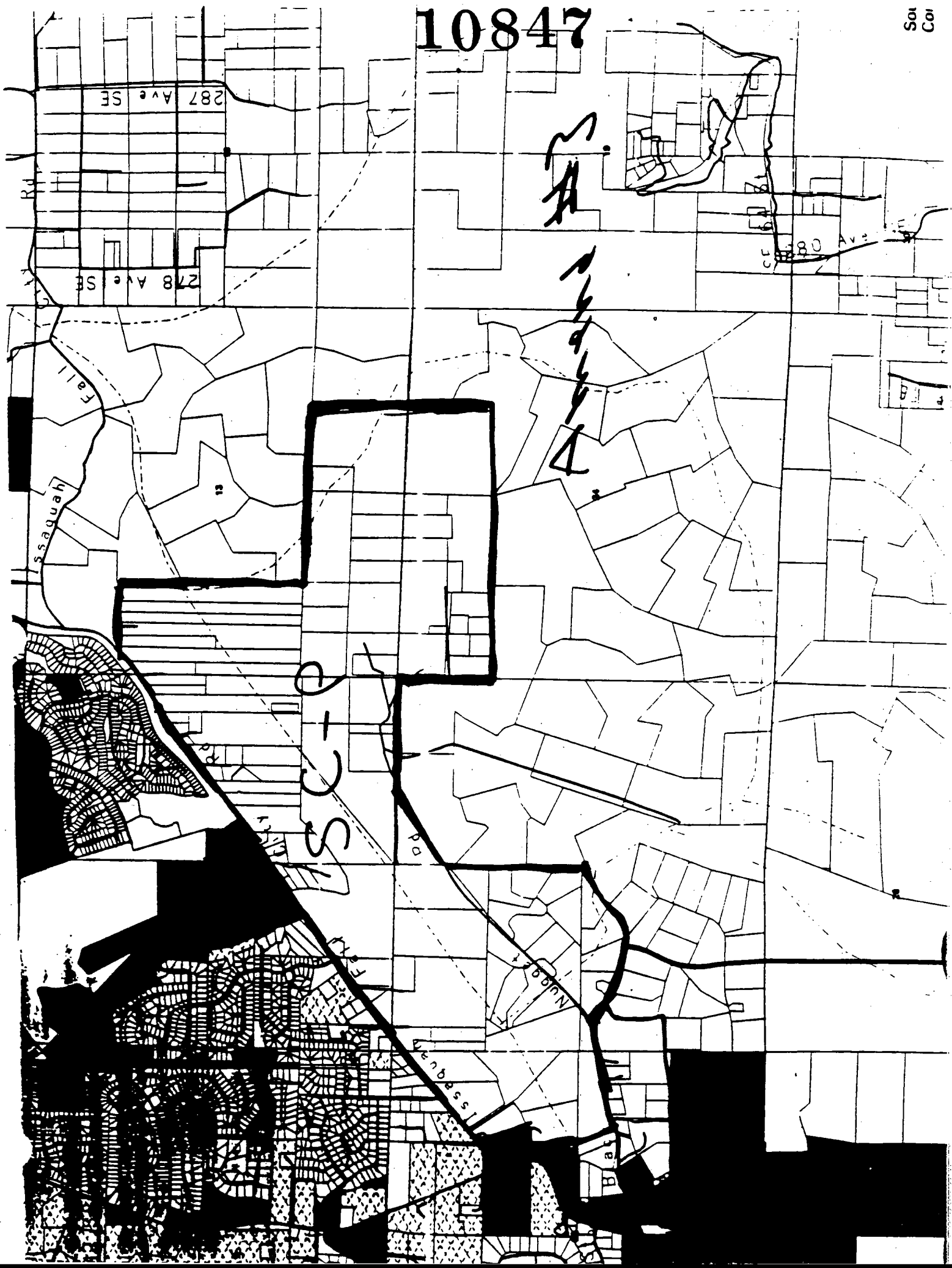
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10847

EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW

AMENDMENT NUMBER: SUBSTITUTE #3

OFFERED BY: Cynthia Sullivan

TOPIC:

*Wetland 7/North Fork Issaquah Creek Valley Urban Designation and Area Zoning:
Area Zoning Issues 225, 226, 227, 228, 229, 230, 231, 232, 236, 237, 238, 244, 245, 246, 247, 248, 253, 257, 258, 259, 260, 262 plus other sites in this area*

Density in this area shall be limited to one unit per 5 acres, unless an integrated plan for all of the parcels in the area is developed which meets the following requirements, and demonstrates the area's ability to accommodate additional density consistent with the clustering provisions for rural areas.

A. This area shall be the subject of a demonstration project, in which all owners are encouraged to participate jointly, to prepare a development proposal for the area which meets these objectives.

B. Any development occurring in this area must be achieved with extremely minimal environmental impact. Achieving this objective requires use of reduced building footprints and careful siting of buildings, as well as unconventional methods of providing services, such as roads and fire protection. The demonstration project shall be pursued by such legal entity or entities as the owners in the area may choose, and must be submitted for approval by the county by July 1, 1996.

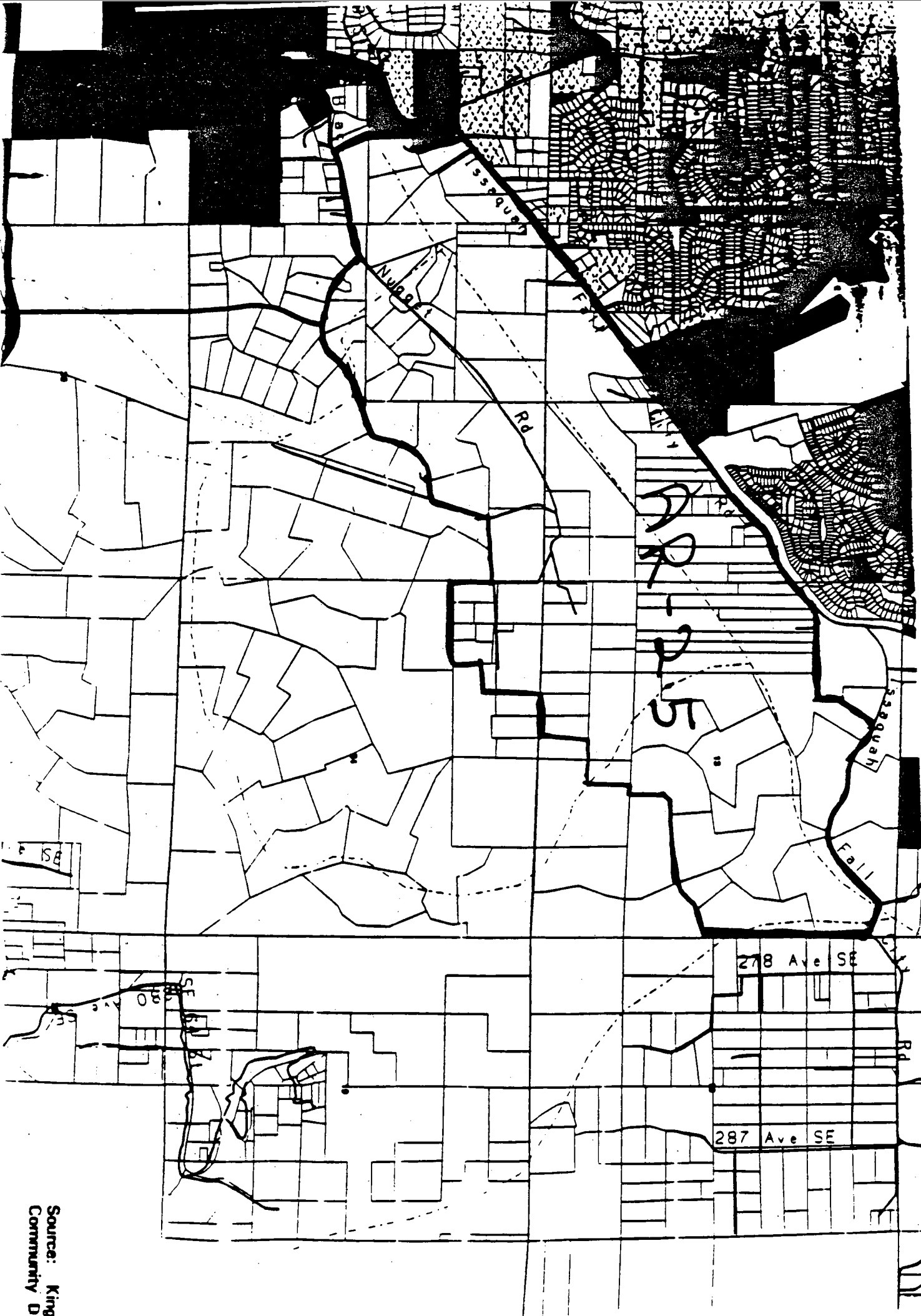
C. If the development proposal is not approved by July 1, 1997, all property owners in the area shall be released from any obligations they may have undertaken to participate in the demonstration project.

This area and the proposed demonstration project shall be evaluated by SWM, DDES, and Roads Division for possible amendments or variations to the county's standards to allow the use of low-impact methods such as suggested by the Village Conservancy for the North Fork Issaquah Creek Valley. The reviewing agencies shall report back to the council on threshold standards which may be appropriate to apply to achieve the demonstration project objectives within six months of council adoption of this plan, and shall subsequently provide proposed ordinances as necessary to implement recommended changes to standards.

10801

Subst. Amend No 3

AKA



Source: King
Community D

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 4 OFFERED BY: Larry Phillips

Add the following new policy to the Residential chapter:

King County should develop a demonstration Transfer of Development Rights (TDR) program for the Grand Ridge subarea. Sending areas should be specifically identified and their inclusion within a TDR program should result in the securing of additional public benefits such as the protection of scenic corridors, wildlife habitat or water quality. Several receiving areas should also be identified on Grand Ridge. An incentive strategy should be considered whereby the transferrable density should increase by 50 percent when transferred to the western portion of the Rural area and by 100 percent when transferred to the urban portion of Grand Ridge if one is designated upon a determination that groundwater resources can be protected and that no expansion of the 100-year floodplain within the City of Issaquah will occur.

A density of one home per 2½ acres, when achieved through a transfer of density from a designated sending area, may be appropriate within any Rural-designated receiving area as part of a TDR program.

MR. SIMS MOVE RECONSIDERATION OF AMENDMENT NO. 4
PASS 7-2, BD, AG "NO"
MR. SIMS MOVE TO SUBSTITUTE AMENDMENT NO. 4
PASS 7-2, BD, AG "NO"
MR. SIMS MOVE PASS SUBSTITUTE AMENDMENT NO. 4
PASS 7-2, BD, AG "NO"

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # Substitute No. 4

OFFERED BY: SIMS

Add the following new policy to the Residential chapter:

King County should ^{consider (PB friendly)} ~~develop~~ a demonstration Transfer of Development Rights (TDR) program allowing transfers of density between parcels within the Grand Ridge subarea to meet public objectives. Sending areas should be specifically identified and their inclusion within a TDR program should result in the securing of additional public benefits such as public parks and open space or the protection of scenic corridors, wildlife habitat or water quality. Several receiving areas which focus residential development on the least environmentally sensitive areas, and those areas with optimum access and service availability, should also be identified within the Grand Ridge subarea.

KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT #

5

OFFERED BY: Derdowski

Area Zoning Request #290

Amend the Panel-recommended Area Zoning by designating the subject properties, shown on the attached map, AR-2.5.

BASIS: Recognition of existing lotting pattern.

10847

19

St 64 St

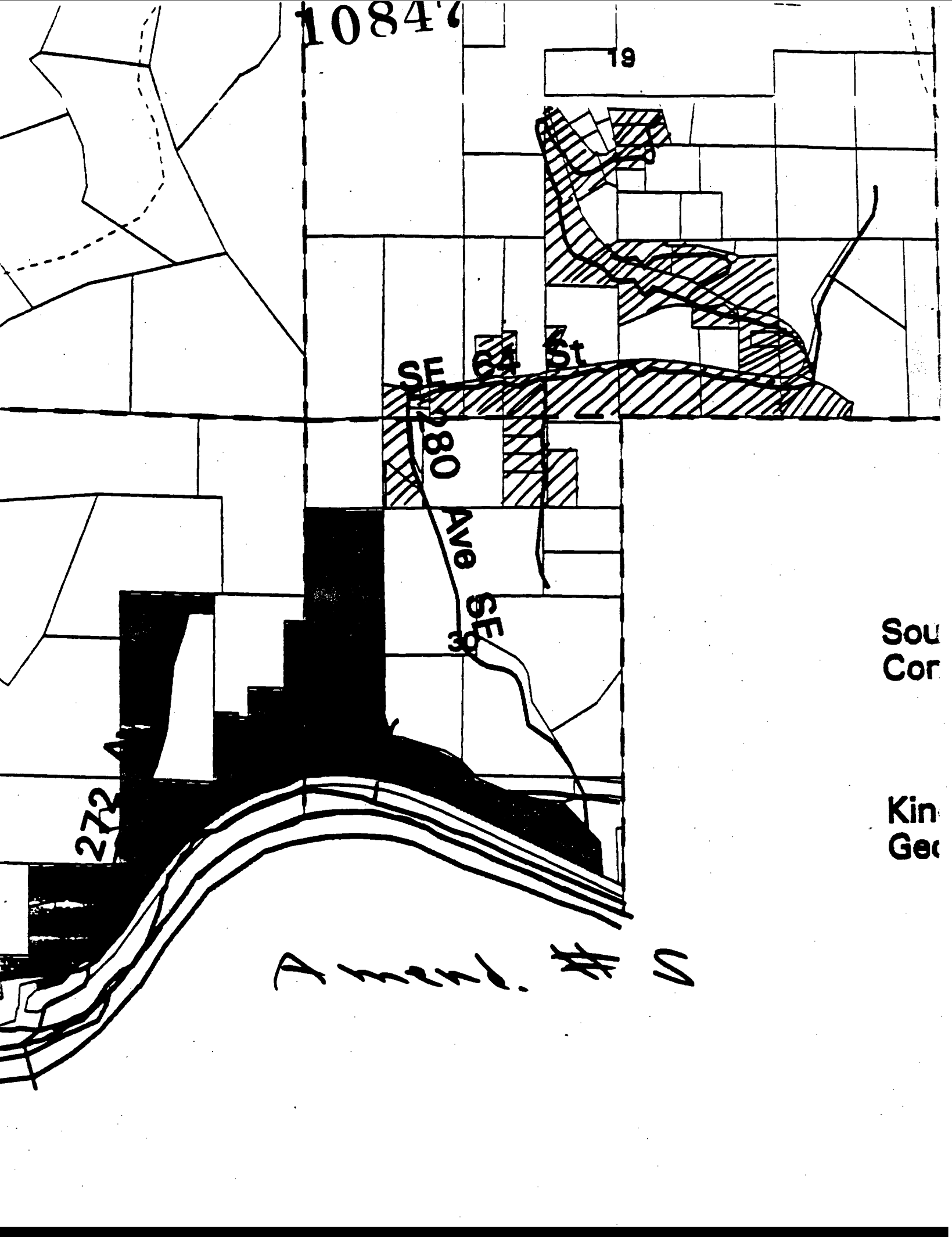
SE 1/4 280 Ave 6

272 Ave

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Amend # 5

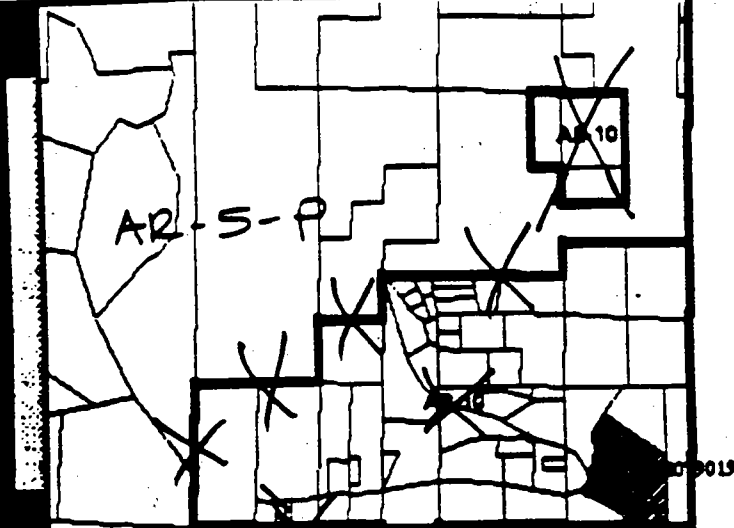
10847

ArcView 1

18

map lot.av

File Windows Help



Name:
 Data Source:
 Definition:
 Comments:



Lottery Parcel File	
parcel-id	1924079019
acres	12.70
intns	AR-5
zone-ol	AR-10
zone-pl	AR-10
zone-nl	AR-5
tempid	HUSKINSON HAL

*Top. Exp. Proposed
 zoning modified
 part. subject site
 AR-5-A AR-10 1994.*

KING COUNTY COUNCIL 10847

EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW

AMENDMENT NUMBER: 6

OFFERED BY: Cynthia Sullivan

TOPIC: *Growth Reserve.*

Amend land use map and area zoning maps to remove all "Growth Reserve" designations.

Basis: Existing county standards requiring availability of services and mitigation of impacts at time of development are sufficient to meet concurrency requirements.

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

10847

AMENDMENT # 7

OFFERED BY: Nickels, Derdowski

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

Lands within the Urban Reserve Area should be reclassified to their potential zones, either through an amendment to the Area Zoning or an individual reclassification application, only when it can be demonstrated to King County and the County determines that area wide service deficiencies in water, roads, electrical service and parks are remedied or do not apply to a particular property or subarea. County approval of the reclassification should occur only when King County finds that by the time a development is ready to be occupied the following criteria will be met;

a. Domestic water supplies are adequate to support planned growth, by virtue of an intertie between the Plateau and the regional water supply in cooperation with Seattle, or the development of new ground water resources, or conservation measures sufficient to guarantee capacity, or the property is located in or can be served by the Northeast Sammamish Sewer and Water District; and

b. Updated road adequacy standards which provide for mobility to employment centers are adopted by the King County Council, and proposed development will comply with the standards; and access to I-90 for properties not located in Northeast Sammamish Sewer and Water District is determined to be adequate based upon those standards; and

c. The East Lake Sammamish, and Issaquah Creek Basin and Nonpoint plans are adopted, and those projects that are identified by the Council during adoption of those plans as necessary to accommodate future growth while also protecting and improving water quality are operational; and

d. The serving utility can provide electrical service to new development consistent with its public service obligations; and

e. King County's Park, ^{(appropriate (GN friendly amendment))} Recreation and Open Space Plan is adopted, setting standards to assure suburban levels of park and recreation services, and new development will not bring service levels below those standards; and

~~f. Interlocal agreements to provide for annexation or to set urban standards for development have been adopted for those lands within designated city-annexation areas, to assure the area is developed in a manner consistent with its annexation potential.~~

BASIS:

Reflects desire of the City of Redmond for more substantive goals for mobility, water quality, parks and recreation in Policy GM-4.

D MOVE add
SR 202 and
WITHDRAWN

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

10847

AMENDMENT #

8

OFFERED BY: Pullen

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

Lands within the Urban Reserve Area should be reclassified to their potential zones, either through an amendment to the Area Zoning or an individual reclassification application, only when it can be demonstrated to King County and the County determines that area wide service deficiencies in water, roads, electrical service and parks are remedied or do not apply to a particular property or subarea. County approval of the reclassification should occur only when King County finds that by the time a development is ready to be occupied the following criteria will be met;

- a. Domestic water supplies are adequate to support planned growth, by virtue of an intertie between the Plateau and the regional water supply in cooperation with Seattle, or the development of new ground water resources, or conservation measures sufficient to guarantee capacity, or the property is located in or can be served by the Northeast Sammamish Sewer and Water District; and
- b. Updated road adequacy standards are adopted by the King County Council and access to I-90 for properties not located in Northeast Sammamish Sewer and Water District is determined to be adequate based upon those standards; and
- c. The East Lake Sammamish, and Issaquah Creek Basin and Nonpoint plans are adopted, and those projects that are identified by the Council during adoption of those plans as necessary to accommodate future growth are operational; and
- d. The serving utility can provide electrical service to new development consistent with its public service obligations; and
- e. King County's Park, Recreation and Open Space functional Plan is adopted.

BASIS:

1. Directly addresses severe service and facility deficit
2. Practical implementation
3. Avoids ambiguity
4. Provides public confidence

1. MR. NICKELS MOVE RECONSIDER AMENDMENT NO. 9
PASSED 5-4, BD, AG, BL, RS "NO"
2. MR. PULLEN MOVE REVISED AMENDMENT NO. 9
PASSED 6-3, AG, LP, RS "NO"
3. MR. DERDOWSKI MOVE RECONSIDER REVISED AMENDMENT NO. 9
FAILED 1-7, BD "YES" GN EXC.

10847

Revised Amendment #9 by Councilmembers
Pullen, Bader

AT THE END OF THE 1ST PARAGRAPH OF GM-4 AFTER "met"
AMEND GM-4 POLICY TO ADD:

NOT WITHSTANDING THE FOREGOING, THE UNDERLYING
POTENTIAL ZONE SHALL BE EFFECTIVE ON JUNE 30,
1996.

BASIS:

- LIMITS SUNSET CLAUSE TO SINGLE FAMILY HOUSING
- KEEPS GM-2 THROUGH GM-5 POLICY CRITERIA IN PLACE
- ALLOWS ADEQUATE TIME TO DO CONCURRENCY PLANNING

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-57

10847

AMENDMENT #

9

OFFERED BY: Pullen

GM-4J (typographical correction)

The following shall amend policies GM-2, GM-3 and GM-5

Lands within the Urban Boundary Line should be zoned for urban development. A GR-5 overlay shall be in place until June 30, 1996 at which time the underlying potential urban density zoning shown in the plan shall become effective.

King County will accept and process applications for urban density development after July 1, 1994 and prior to the lifting of the GR-5 overlay on June 30, 1996, provided that, such applications shall be subject to any new or revised standards regarding adequacy of schools or roads developed and adopted prior to June 30, 1996.

BASIS: Parallels the approach taken in the Soos Creek Planning Area and provides adequate time for the needed planning efforts to be completed and concurrency standards to be put in place.

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 10 OFFERED BY: Paul Barden

Policy GM-7 shall be amended as follows:

Growth Reserve shall not be applied on lands where sewer utility Local Improvement Districts have been formed and the King County Council has approved the District's Comprehensive Utility Plan ~~and on adjacent properties where services are available or (alternative) on properties in the N.E. Sammamish Sewer and Water District Service Area.~~

~~and on properties surrounded on two or more sides by~~
such ULIDS. (BL friendly amendment)

1. MR. BARDEN MOVE AMENDMENT NO. 10 (with language following "available" on lines 3 and 4 deleted).
 FAILED 2-7, PB, KP "YES".
2. MR. BARDEN MOVE AMENDMENT NO. 10 deleting "and on adjacent properties where services are available" and using "on properties in the N.E. Sammamish Sewer and Water District Service Area" language.
3. MR. LAING suggests the following language to follow "Plan" on line 3: "and on properties surrounded on two or more sides by such ULIDS" and striking "and on adjacent properties where services are available or (alternative) on properties in the N.E. Sammamish Sewer and Water District Service Area."
4. VOTING ON MR. BARDEN'S AMENDMENT NO. 10 AS AMENDED BY MR. LAING, PASSED 7-2, BD, AG "NO".

10847

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 11 OFFERED BY: Derdowski

Amend the Panel-recommended East Sammamish Community Plan by adding a new policy to read as follows:

Growth Reserve shall not be applied to lands that are:

- a. less than 5 acres in size;
- b. surrounded on three sides by properties that are not designated Growth Reserve, and where
- c. the surrounding lot pattern is mostly established at densities similar to the proposed buildout density.

Amend the Panel-recommended Area Zoning by removing the Growth Reserve designation from the properties shown on the attached map.

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 12 OFFERED BY: Paul Barden **10847**

- Amend the proposed East Lake Sammamish Community Plan Area Zoning Map by removing the proposed interim urban reserve overlay from the Tyee/DNR properties.

BASIS:

These properties have access to sewer, water and other major utilities. They also have direct access to Interstate 90. The East Lake Sammamish planning area is deficient in affordable housing.

Amend. # 12

Exhibit "A"

10847

Parcel Map

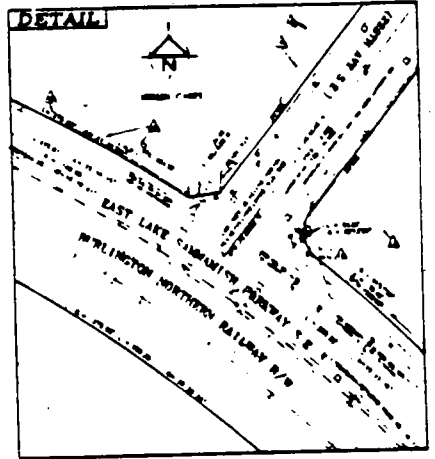
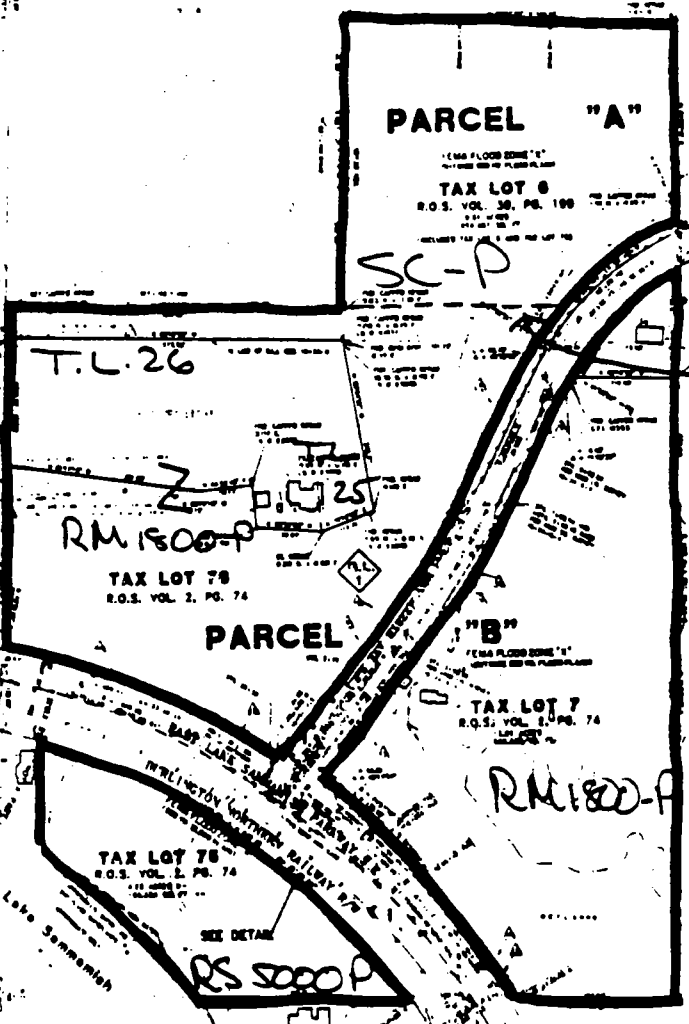
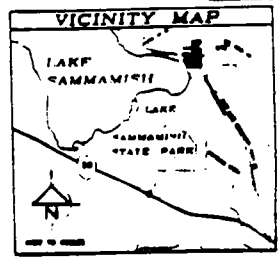


1" = 100'

BASE OF BEARINGS:

GRAPHIC SCALE

LEGEND	
[Symbol]	Lot
[Symbol]	Block
[Symbol]	Street
[Symbol]	Water
[Symbol]	Proposed
[Symbol]	Existing
[Symbol]	Right of Way
[Symbol]	Utility
[Symbol]	Other



ALTA/ACSM LAND TITLE SURVEY
FOR
TYEE-SAMMAMISH PARTNERSHIP



GROUP FOUR, INC.
11/28/78



PRINTING DATE
11/28/78

NW 1/4 SEC. 16, T19N R24N, RANGE 9 E, N.M.

KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 13

OFFERED BY: Laing/Derdowski

Providence Point

Amend the Land Use Map by removing the Growth Reserve designation from the subject property shown on the attached map and redesignating it 4-8 DU/Acre.

Amend the Area Zoning by redesignating the subject property RS-5000.

BASIS: The Providence Point Retirement Community was established through a planned unit development (PUD) application approved by the County Council in December of 1981 (Ord. 5810). The approved PUD establishes a density of 6.55 dwelling units per acre. The proposed amendments will better reflect the approved buildout density of the PUD and removal of the Growth Reserve would be consistent with its application elsewhere in the planning area where it was not applied to vested subdivisions.

10847

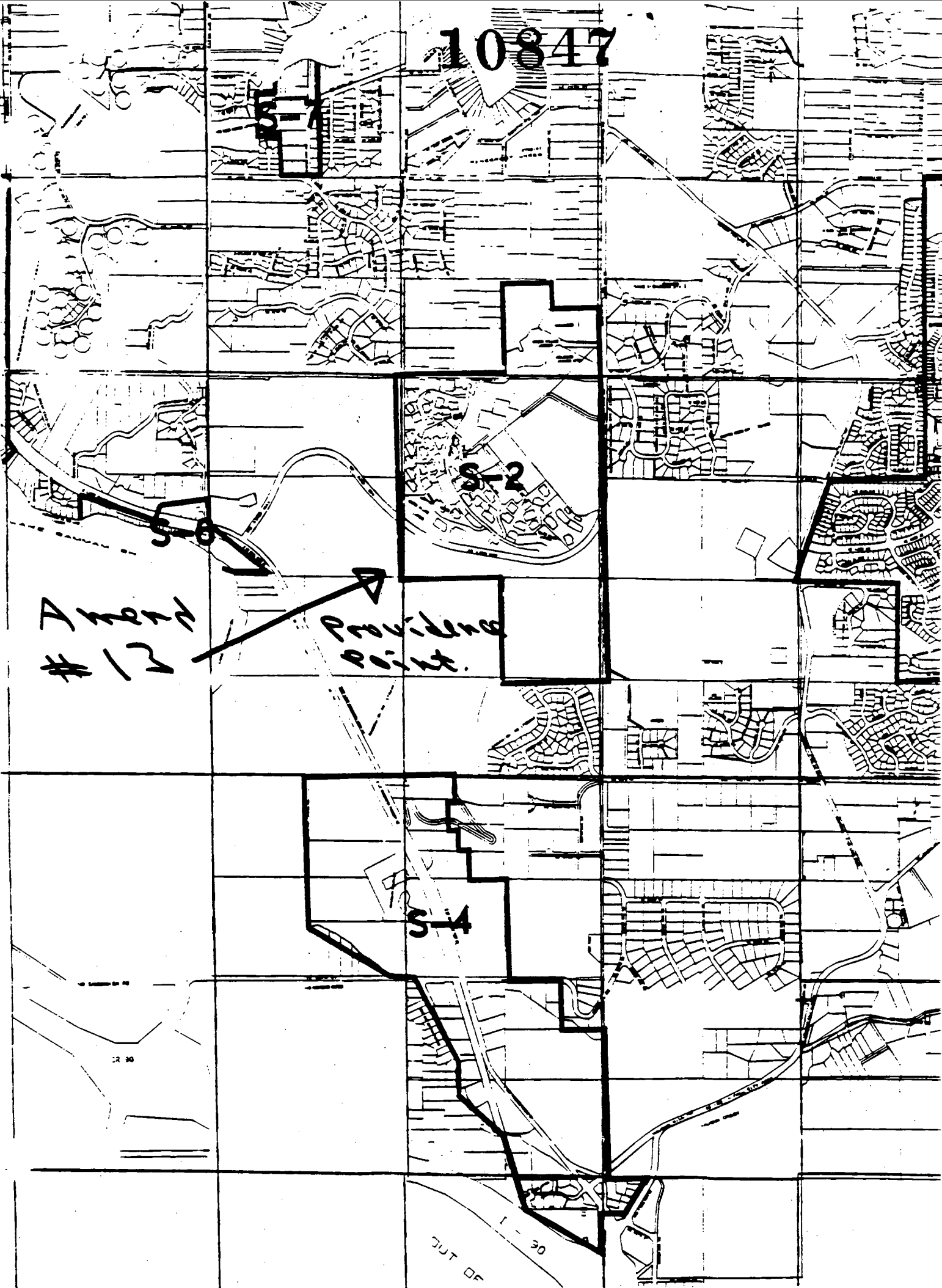
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Public
City

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KING COUNTY COUNCIL 10847

EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW

AMENDMENT NUMBER: 14

OFFERED BY: Cynthia Sullivan

TOPIC: Area zoning number 197

~~Amend Panel Recommended Land Use Map by deleting the Growth Reserve designation --
from tax lot 23 located in Section 8 Township 24 Range 6.---~~

Amend Panel Recommended Area Zoning by classifying tax lot 23 located in Section 8
Township 24 Range 6 from GR-5 (potential RS-7200) to RS-7200.

SC-P

Basis: The proposed revisions to Title 21A contains development standard that ensure that public facilities and services necessary to support development are adequate or will be provided in a timely manner consistent with the Public Facilities and Services planning goal of the Washington State Growth Management Act of 1990, therefore Growth Reserve is not necessary.

Parcel # 14

10847

map info .av ArcView 1 Tools

File Windows Help

Parcel 0824063023	
parcel-no	0824063023
acres	9.50
int99	GR-5
zone-exac	R-6
zone-old	RS-7200
zone-panel	RS-7200
zone-neact	SC-P
owner	BROWN DENNIS M

#197

Per Panel Recommendation,
 subject site ~~is~~
 GR-5 (potential SC-P).

10847

KING COUNTY COUNCIL

EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW

AMENDMENT NUMBER: 15

OFFERED BY: Cynthia Sullivan

TOPIC: *Area zoning number 403 and 404*

Amend Panel Recommended Land Use Map by deleting the Growth Reserve designation from tax lot 9 and 12 located in Section 2 Township 24 Range 6.

Amend Panel Recommended Area Zoning by classifying tax lot 9 and 12 located in Section 2 Township 24 Range 6 from GR-5 (potential RS-7200) RS-7200.

Basis: The proposed revisions to Title 21A contains development standard that ensure that public facilities and services necessary to support development are adequate or will be provided in a timely manner consistent with the Public Facilities and Services planning goal of the Washington State Growth Management Act of 1990, therefore Growth Reserve is not necessary.

Amend. # 15

10847

ArcView 1

esp jots.av Tools

File Windows Help

Identify Parcel 74

parcel-no	0224069009
acres	47.97
int89	GR-5
zone-d	R-6
zone-d	RS-7200
zone-p	RS-7200
zone-r	RS-15000
taxpayer	

Identify Parcel 825

parcel-no	0224069009
acres	0.97
int89	GR-5
zone-d	R-12
zone-d	RD-3600
zone-p	RD-3600
zone-r	RS-15000
taxpayer	

#403, #404

10847

KING COUNTY COUNCIL

EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW

AMENDMENT NUMBER: 16

OFFERED BY: Cynthia Sullivan

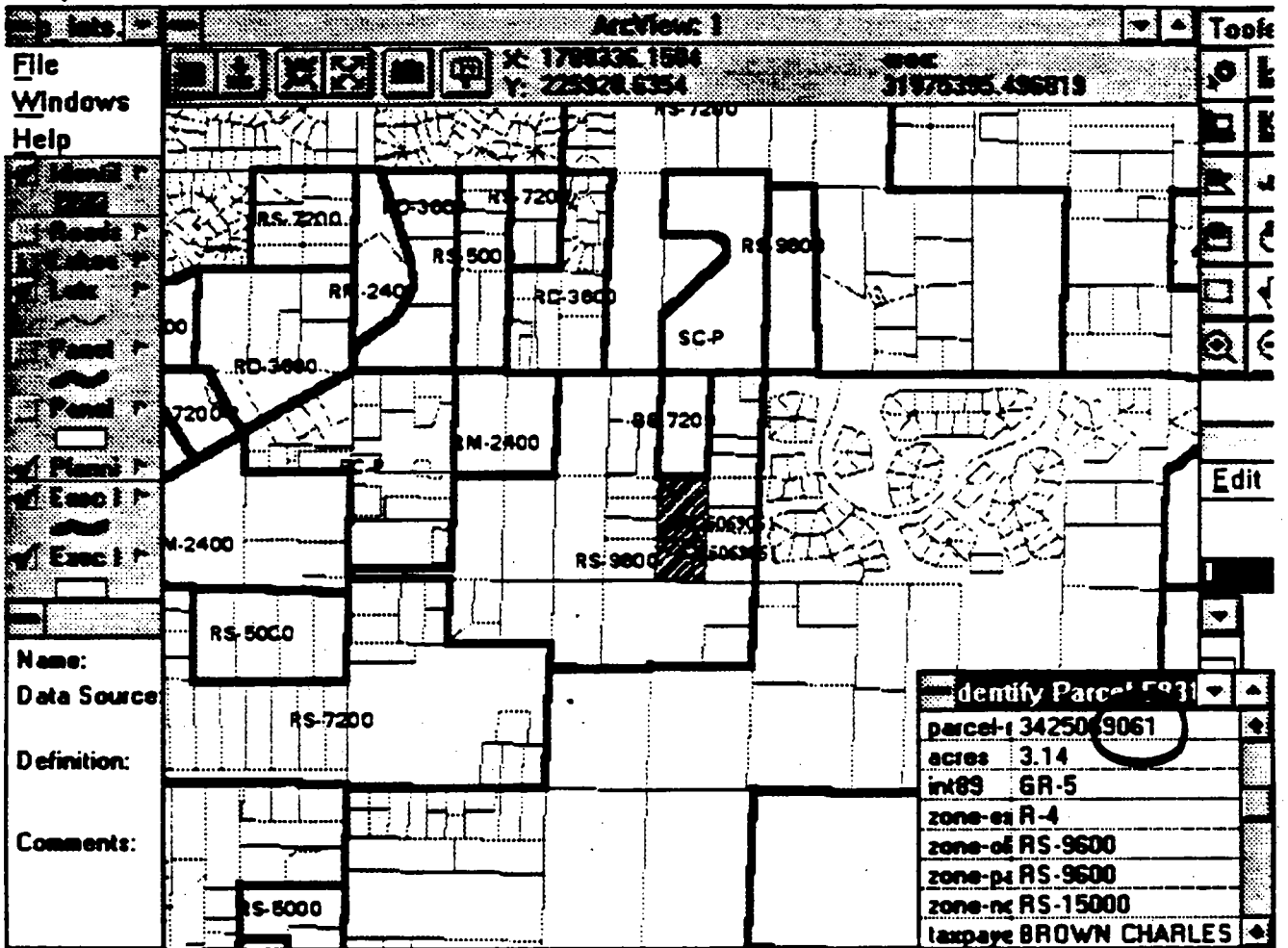
TOPIC: *Area zoning number 68*

Amend Panel Recommended Land Use Map by deleting the Growth Reserve designation from tax lot 61, located in Section 34 Township 25 Range 6.

Amend Panel Recommended Area Zoning by classifying tax lot 61 located in Section 34 Township 25 Range 6 from GR-5 (potential RS-9600) to RS-9600.

Basis: The proposed revisions to Title 21A contains development standard that ensure that public facilities and services necessary to support development are adequate or will be provided in a timely manner consistent with the Public Facilities and Services planning goal of the Washington State Growth Management Act of 1990, therefore Growth Reserve is not necessary.

Amend. #16



#68, #511

This map shows a rezoning proposal. Parcel changed some of the adjacent zoning. Subject site is proposed as GR-5 (potential RS-9600) based on parcel number notation.

KING COUNTY COUNCIL 10847

EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW

AMENDMENT NUMBER: 17

OFFERED BY: Cynthia Sullivan

TOPIC: Area zoning number 23 and 25.

Amend Panel Recommended Land Use Map by deleting the Growth Reserve designation from tax lot 67 and 76 located in Section 27 Township 25 Range 6.

Amend Panel Recommended Area Zoning by classifying tax lot 67 and 76 located in Section 27 Township 25 Range 6 from GR-5 (potential SC-P) to SC-P

Basis: The proposed revisions to Title 21A contains development standard that ensure that public facilities and services necessary to support development are adequate or will be provided in a timely manner consistent with the Public Facilities and Services planning goal of the Washington State Growth Management Act of 1990, therefore Growth Reserve is not necessary.

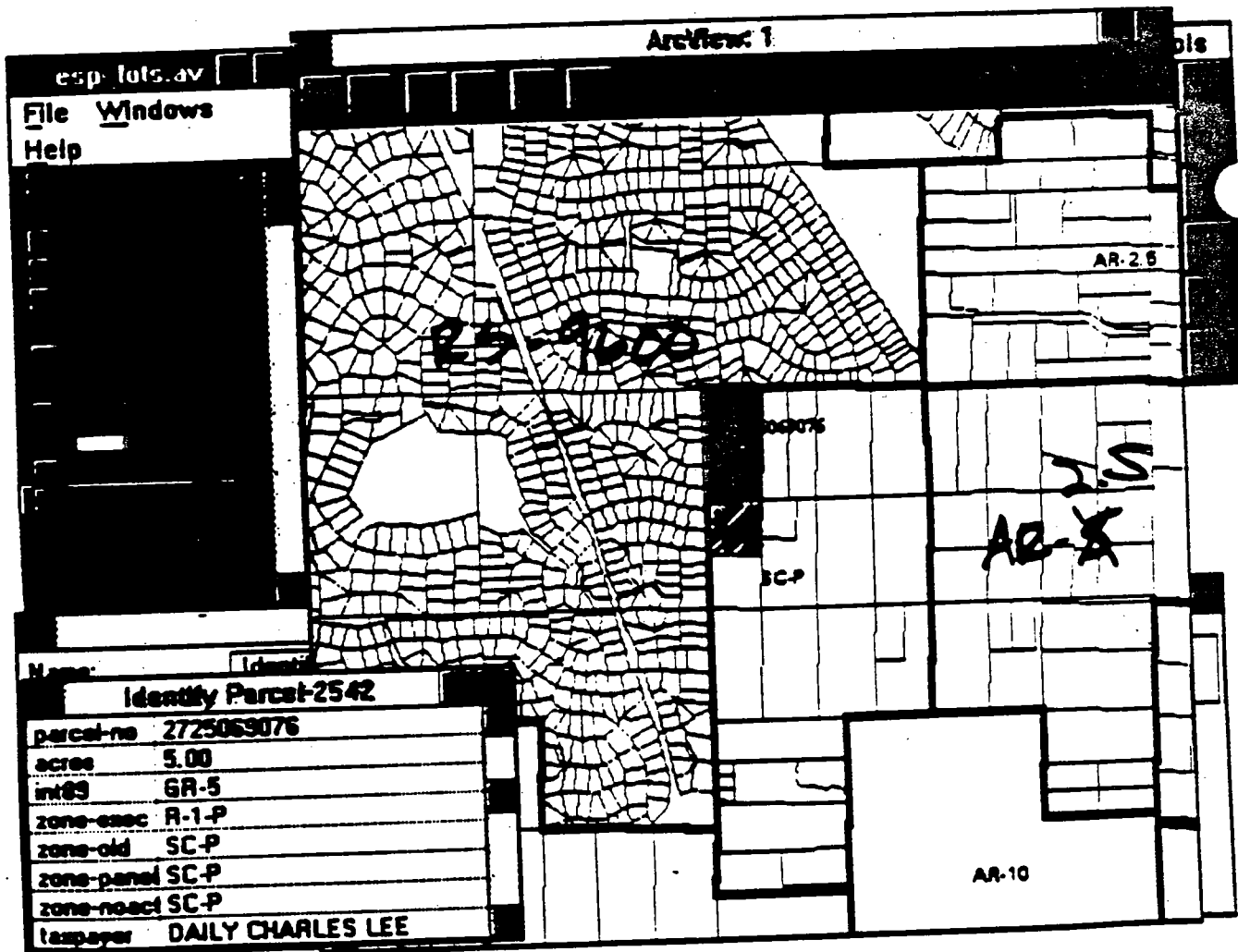
10847

Amend # 17.

VEGETATION WITH FOREST PREFERRED AS THE PREFERRED VEGETATION TO BE INCLUDED IN THE TRACT 3 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 (SEE ESCP AREA ZONING DOCUMENT).

II. Council Staff: CONCUR

III. Panel: GR-5 (POT. SC-P)



23

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 18

OFFERED BY: Larry Phillips

10847

Area Zoning Request #155

Amend the Panel-recommended Land Use Map to remove the Growth Reserve designation from the subject property.

Amend the Panel-recommended Area Zoning to redesignate the subject property SC-P.

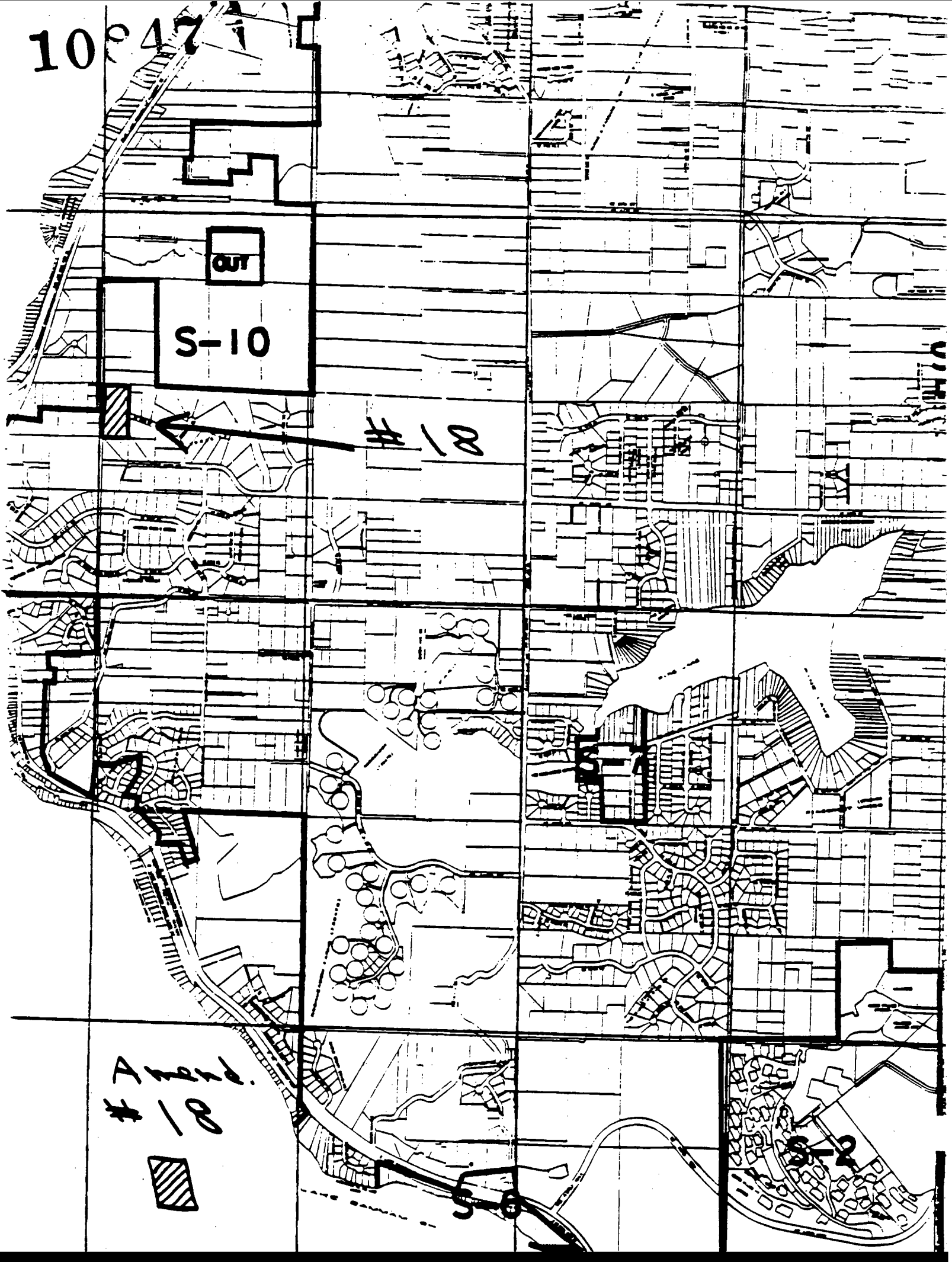
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KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 19 OFFERED BY: Pullen

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

NEW POLICY

GR-5 zoning be applied to the Beaver Lake Watershed until the Beaver Lake Water Quality Study and the East Lake Sammamish Basin & Nonpoint Action Plan be ratified by the King County Council.

BASIS:

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

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT #

20

OFFERED BY: Derdowski

10847

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

NEW POLICY

GR-5 zoning be should be applied to the Beaver Lake Watershed until a plan amendment study is completed to determine the appropriate density and development conditions based upon the findings of the Beaver Lake Water Quality Study and the East Lake Sammamish Basin & Nonpoint Action Plan.

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

BASIS:

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

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT #

21

OFFERED BY: Derdowski

10847

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

NEW POLICY

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

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

BASIS:

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

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

10847

AMENDMENT #

22

OFFERED BY: Pullen/Derdowski

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

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

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

BASIS:

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

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

10847

AMENDMENT # **23**

OFFERED BY: Laing/Derdowski

Area Zoning Request #494

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

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

10847

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KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

10847

AMENDMENT # 24

OFFERED BY: Derdowski

Area Zoning Request #495

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

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

10847

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 25 OFFERED BY: Derdowski

Patterson Creek Basin

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

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

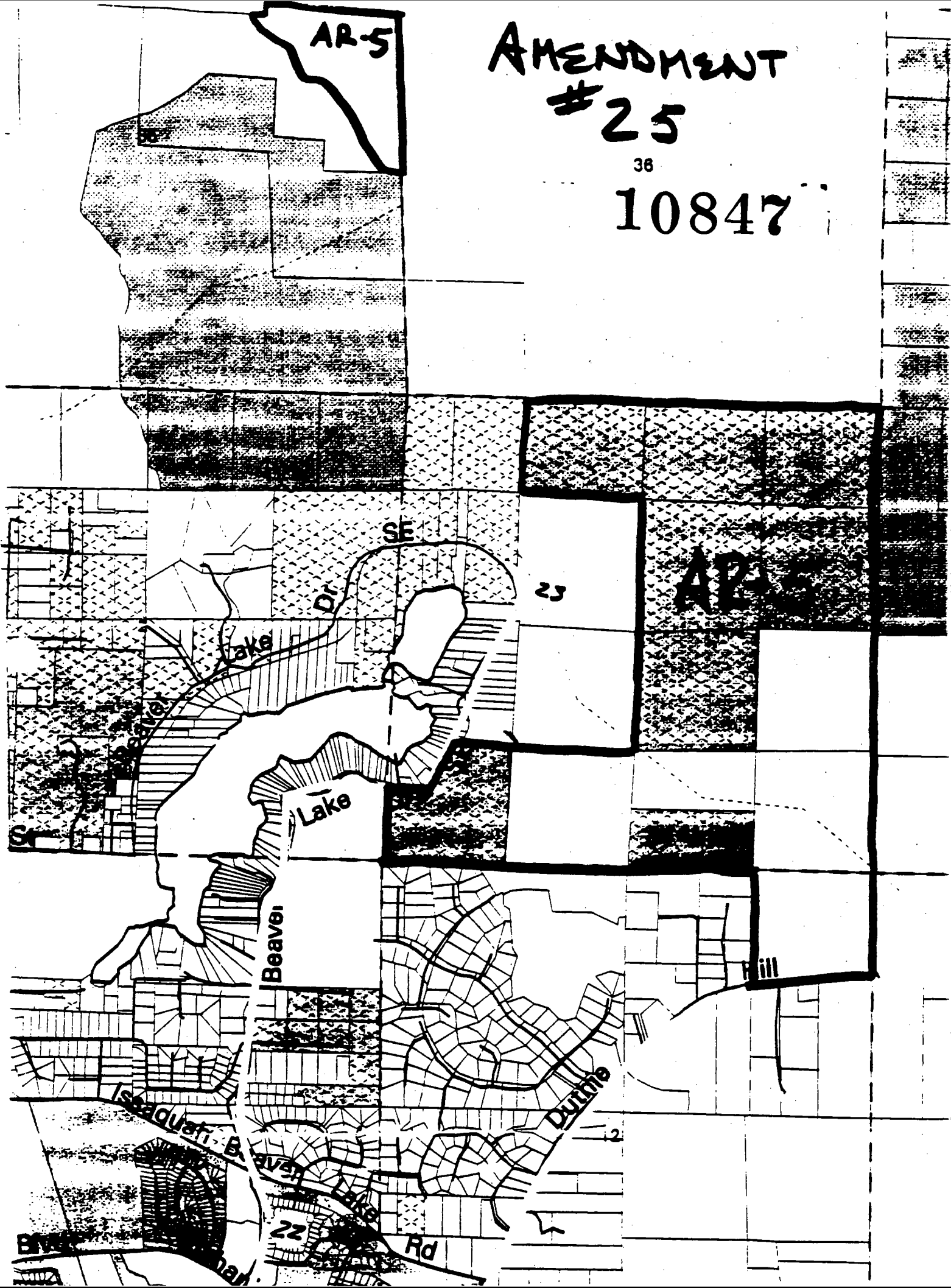
BASIS: King County Comprehensive Plan Policies E-311 and E-321 calling for the protection of water quality and fish habitat and Policies RL-101, RL-102 and RL-302 calling for the encouragement of agriculture, the conservation of farmlands and the siting of compatible uses nearby.

AR-5

AMENDMENT #25

36

10847



AMENDMENT
#25
10847

SE 8 St

AR-5

AR-10

AR-5

20 Rd

AR-5

Radmond Fall City

Rd

78 Ave SE

7 Ave SE

10

KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT #

26

OFFERED BY: Derdowski

Area Zoning Request #495

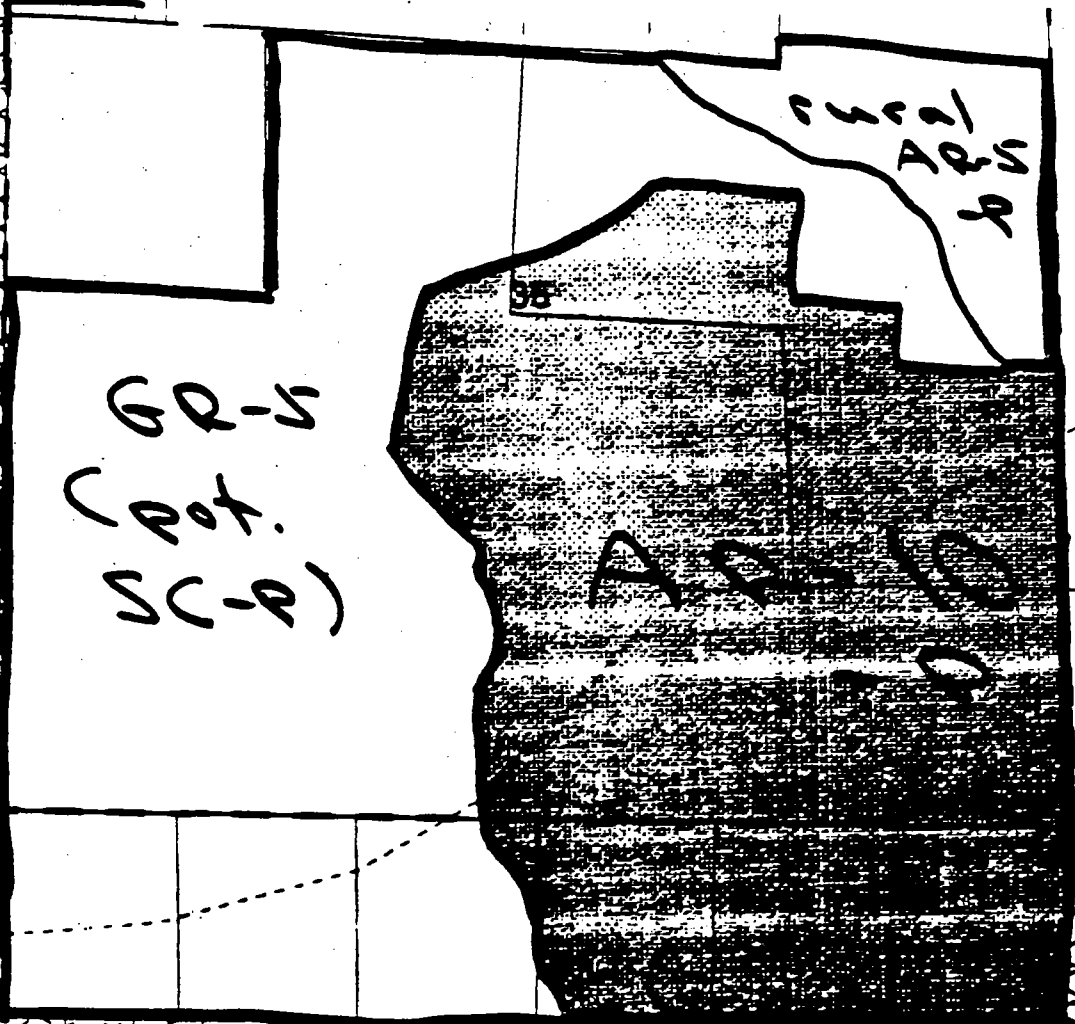
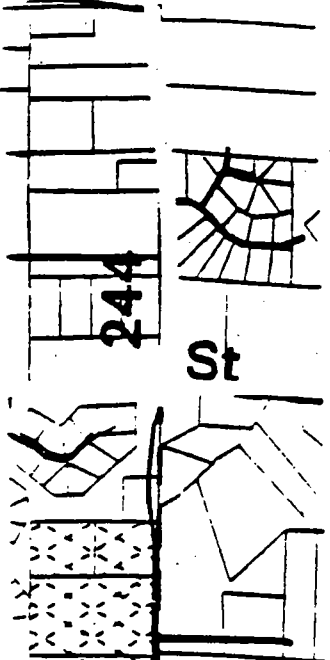
Amend the Panel-recommended Land Use Map by designating a portion of the subject property, shown on the attached map, Rural with the remainder designated Urban 1 DU/Acre.

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

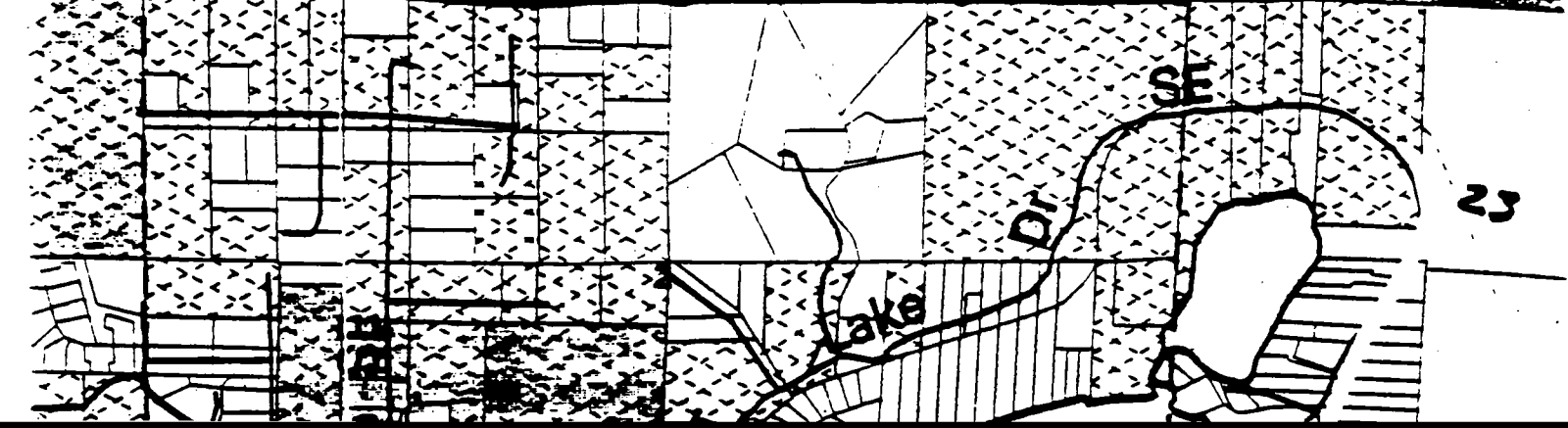
BASIS: King County Comprehensive Plan Policies E-311 and E-321 calling for the protection of water quality and fish habitat and Policy R-207 calling for low urban densities directly adjacent to Rural areas.

10847

Amend. # 26



APR 1968
 (APR 1968)
 (APR 1968)



KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 27 OFFERED BY: ROKIX PHILLIPS

Area Zoning Request # 495

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

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

RECEIVED

KING COUNTY COUNCIL 10847

93 MAY 19 PM 12:08

EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW

CLERK

AMENDMENT NUMBER: 28

OFFERED BY: Cynthia Sullivan

TOPIC: *Beaverdam Property (Section 35)*

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

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

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

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

10847

AMENDMENT #

29

OFFERED BY: Derdowski

Area Zoning Request # 320, 321, 322 & 344

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

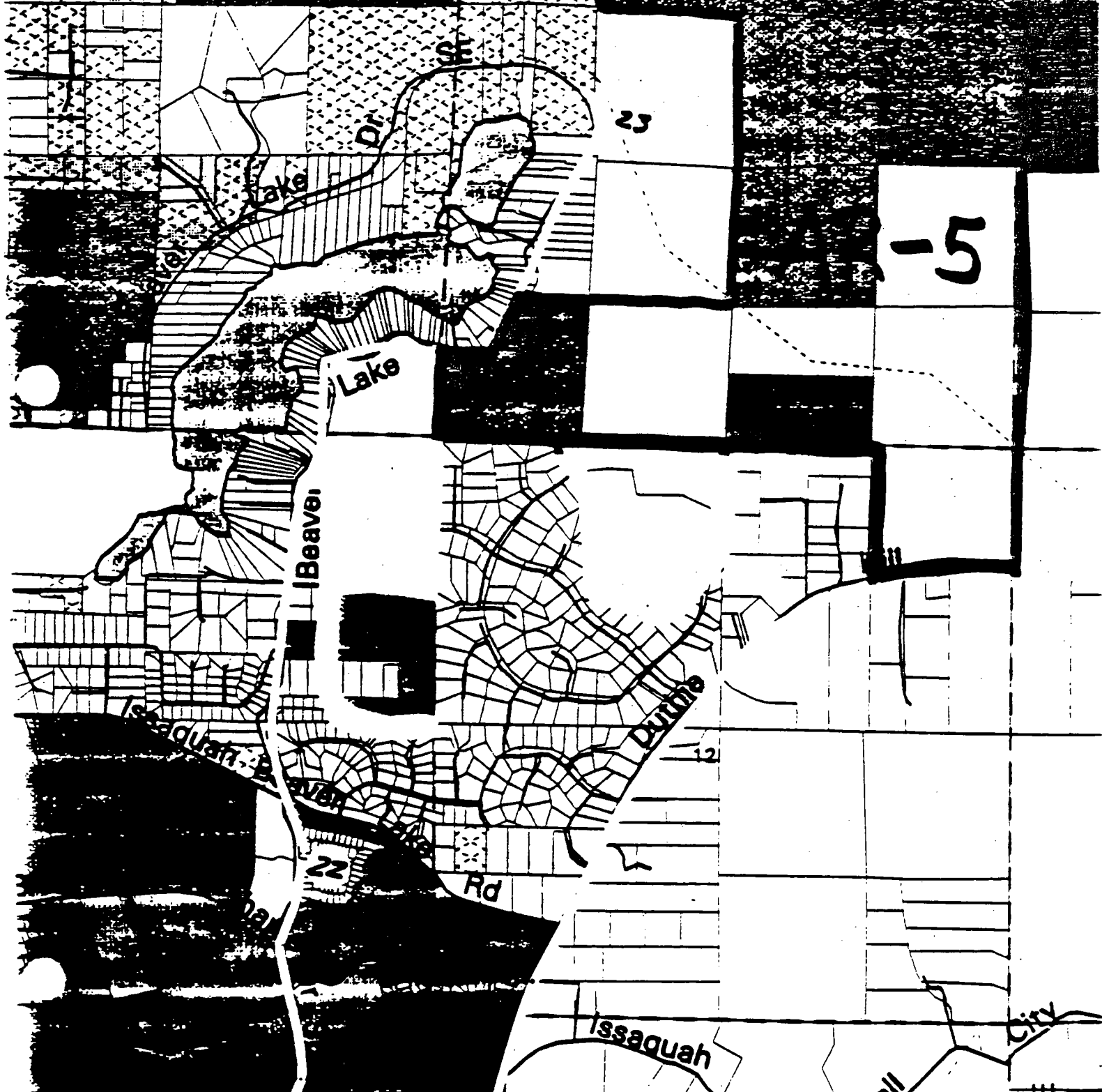
Amend the Panel-recommended Area Zoning by designating portions of the subject properties, shown on the attached map, AR-5.

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

AMENDMENT

#29

10847



10847

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 30

OFFERED BY: Derdowski

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

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

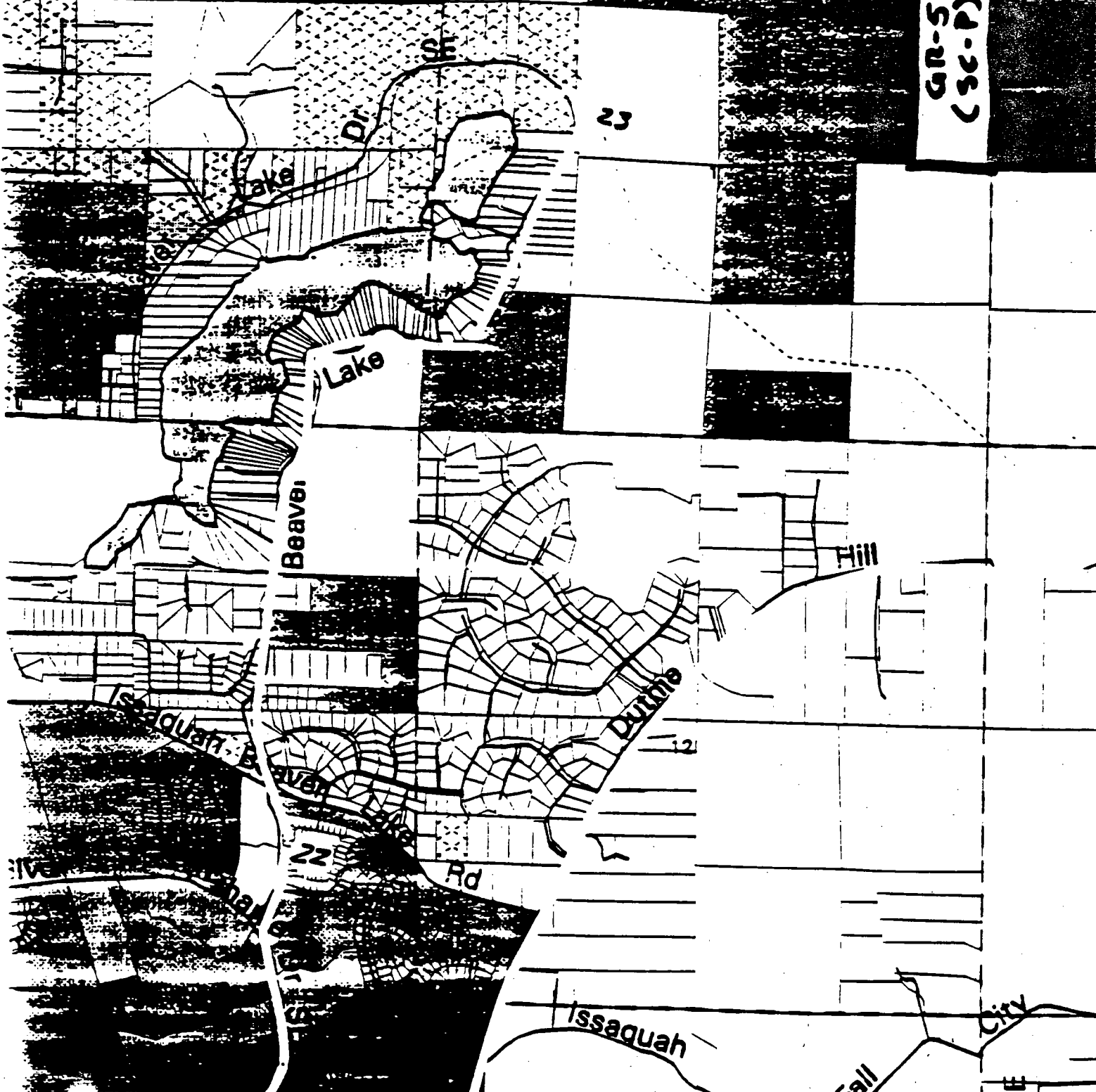
BASIS: King County Comprehensive Plan Policy R-207 calling for low urban densities directly adjacent to Rural areas.

AMENDMENT

#30

10847

GR-S
(36-P)



KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 31 OFFERED BY: Derdowski

Area Zoning Request # 494

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

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

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

10847

SE 8 St

Amorin #31

AR-5

20 Rd

AR-10

AR-5

AR-5

Hill

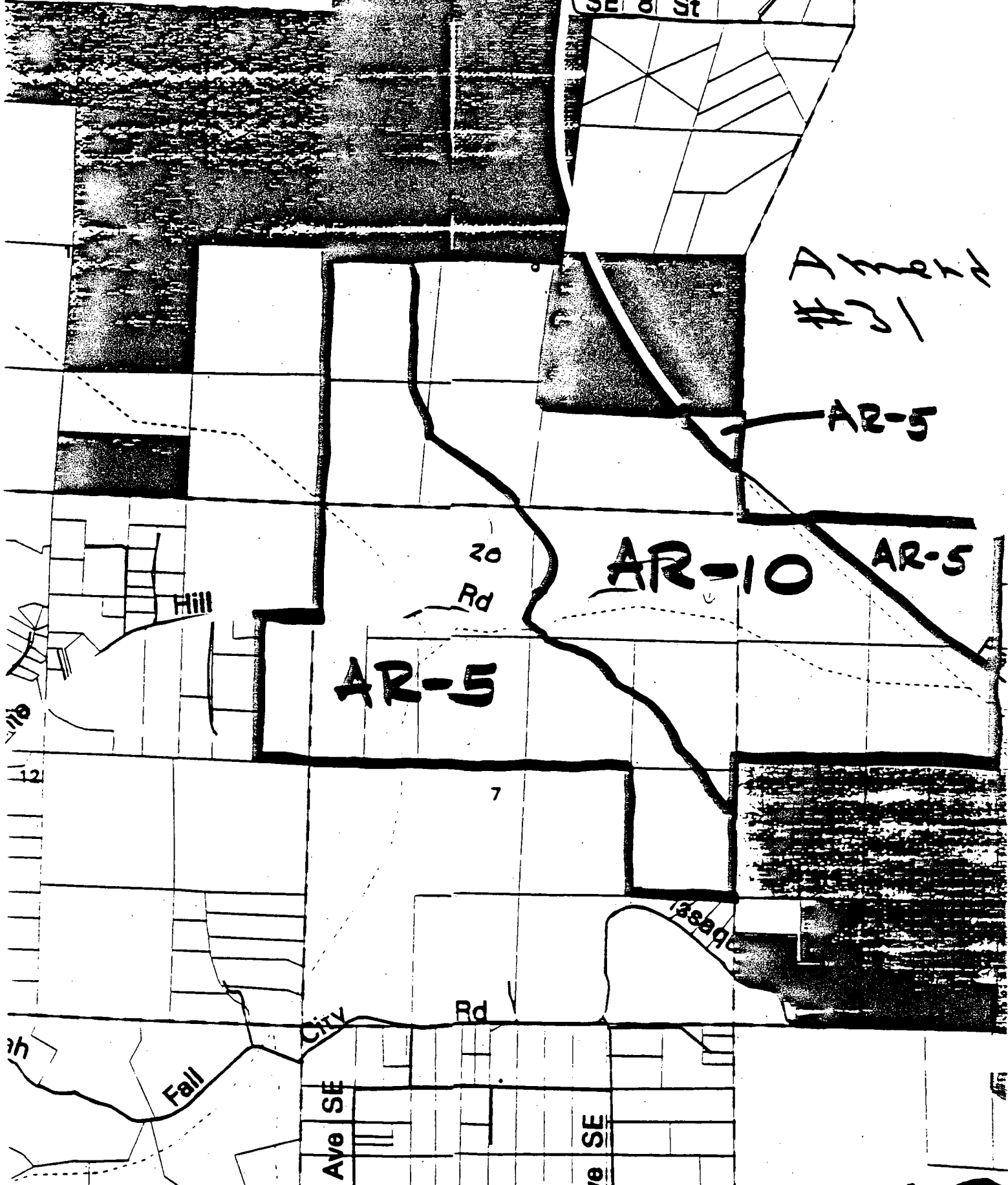
Rd

City

Fall

Ave SE

10 SE



10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 32 OFFERED BY: Laing/Derdowski

Area Zoning Request #494

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

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

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

KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 33

OFFERED BY: Laing/Derdowski

The following Policy shall be added to the Resource Lands Chapter:

The portion of the East Sammamish Planning Area within the Snoqualmie Valley contains productive, highly-rated agricultural soils. Urban development in this area should be at very low densities clustered away from agricultural soils and limited to uses that preserve these soils and minimize the potential for conflicts with nearby agricultural activity.

BASIS: King County Comprehensive Plan policies, RL-101, RL-102 and RL-302, calling for the encouragement of agriculture, the conservation of farmlands and siting of compatible uses nearby.

KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 34 OFFERED BY: Derdowski

Mystic Lake Study Area

Amend the Panel-recommended Land Use by redesignating the subject properties as shown on the attached map

Amend the Panel-recommended Area Zoning by redesignating the subject properties as shown on the attached map

BASIS: Portions of the Mystic Lake Study Area should retain their Urban designation based upon the fact that they are substantially unconstrained, partially developed at urban densities, and are located in proximity to higher density urban developments

10847

GR-5
(SC-2)

GR-5
(RS-15000)

GR-5 (X-P)

GR-5
(SC-2)

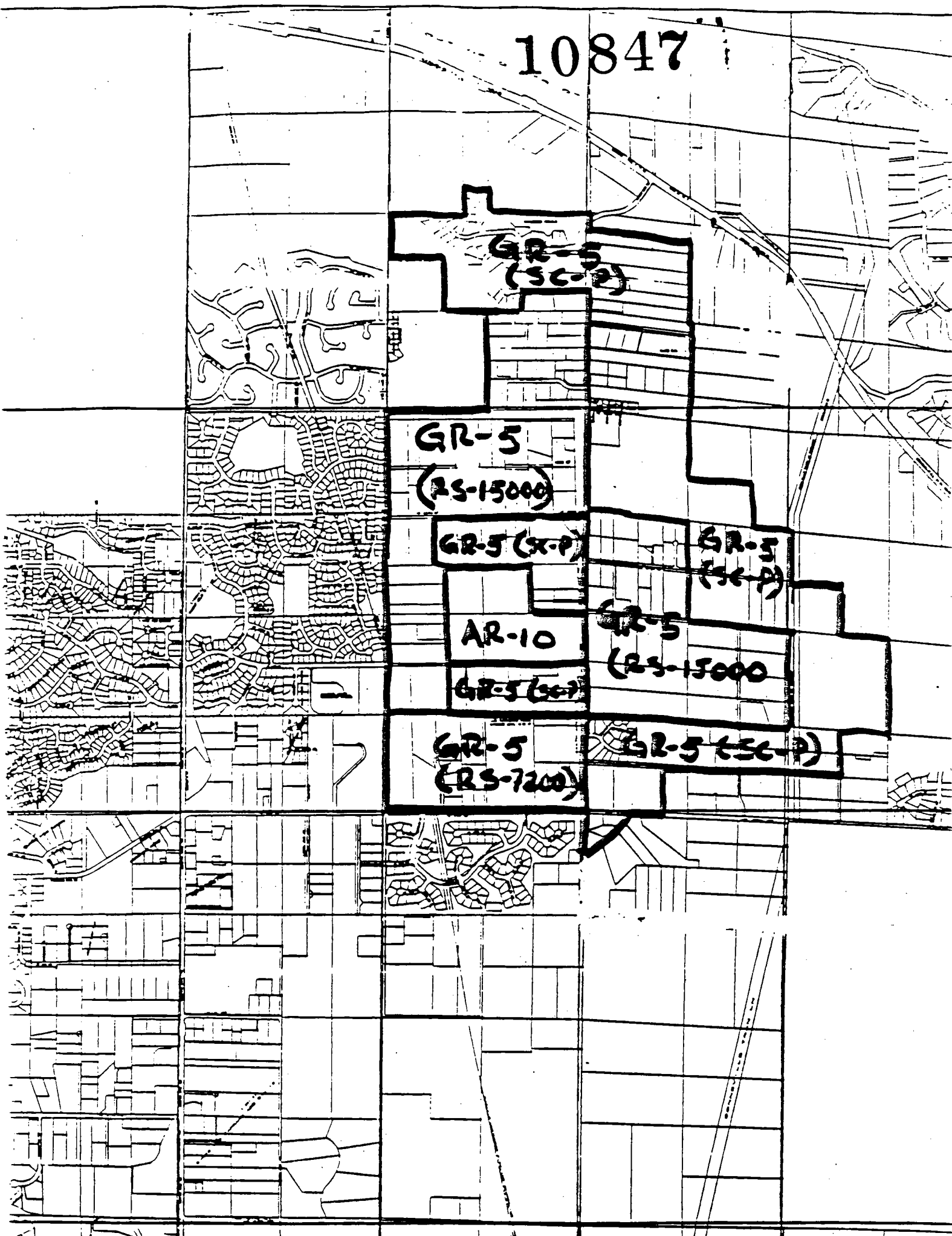
AR-10

GR-5
(RS-15000)

GR-5 (SC-2)

GR-5
(RS-7200)

GR-5 (SC-2)



KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 35 OFFERED BY: Laing/Derdowski

Policy RL-1 shall be revised to read as follows:

Consistent with the covenants and restrictions attached to their deeds, lands with development rights purchased under the King County Farmlands Preservation Program shall have an agricultural zoning designation of at least ~~5~~ 10 acres.

ADD language: Development should be clustered to maximize the agricultural potential of the properties. one home per

BASIS: This amendment would affect properties in Happy Valley where the County has obtained the development rights. It would provide the basis for applying zoning that would allow subdivision of those properties consistent with the understanding between the County and the property owner reached at the time that the County purchased the development rights.

MR. PHILLIPS MOVE AMENDMENT NO. 36
PASSED UNANIMOUSLY
KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 36

OFFERED BY: Phillips

10847

The following Policy shall be added to the Resource Lands Chapter:

Parcels near or adjacent to the designated quarry mining area containing mineral resources should be mined to their maximum and feasible extent, consistent with environmental standards. Reclamation and restoration of the site should be done in such a way to facilitate access and development of the site consistent with the Plan's long term land use designation

BASIS:

There may be vacant urban and rural lands adjacent to the designated Quarry Mining area that contain gravel resources. These parcels should have the opportunity to be mined for these resources. It is unlikely that the urban lands will be developed at their buildout zoning until areawide service issues as highlighted in policy GM-4 are resolved. In addition, these lands will probably develop only after adjacent quarry mining operations have ceased and have moved away from the immediate area. Examples of sites where this could be an issue include Tax lot #10 north of Issaquah-Fall City Road and the King county Department of Public Works property north of I-90.

KING COUNTY COUNCIL 10847

EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW

AMENDMENT NUMBER: 37 OFFERED BY: Cynthia Sullivan

TOPIC: *Wildlife Corridor/Urban Separator P-suffix Conditions*

- A. Amend Chapter V, Wildlife Corridor/Urban Separator P-suffix conditions as follows:
1. (~~At least 50 percent of the site are being subdivided or developed~~) The open space for wildlife corridors and urban separators shall be placed in a separate tract or tracts of undisturbed open space, except for trails or other non-intensive passive recreation improvements authorized by the Department.
- B. Amend the Proposed Plan Land Use map and the proposed "Buildout Vision Land Use" map, contained in Chapters I and II of the ESCP to delete the east-west wildlife habitat network from the easterly most 30.23 acres ~~of the NW 1/4 of the NW 1/4 Section 3, T24, R6, and N 1/2 of the NE 1/4, Section 3, T24 R6. (See attached Exhibits A and B).~~

as shown on attached map.

Main St

10847

215 Ave SE

33

St

12

SE 8 St 13

SE

231 Ave

20

223 Ave SE

St

SE 24 St

15

236 Ave SE

SE 28 St

SE

Issaquah

SE 30 St

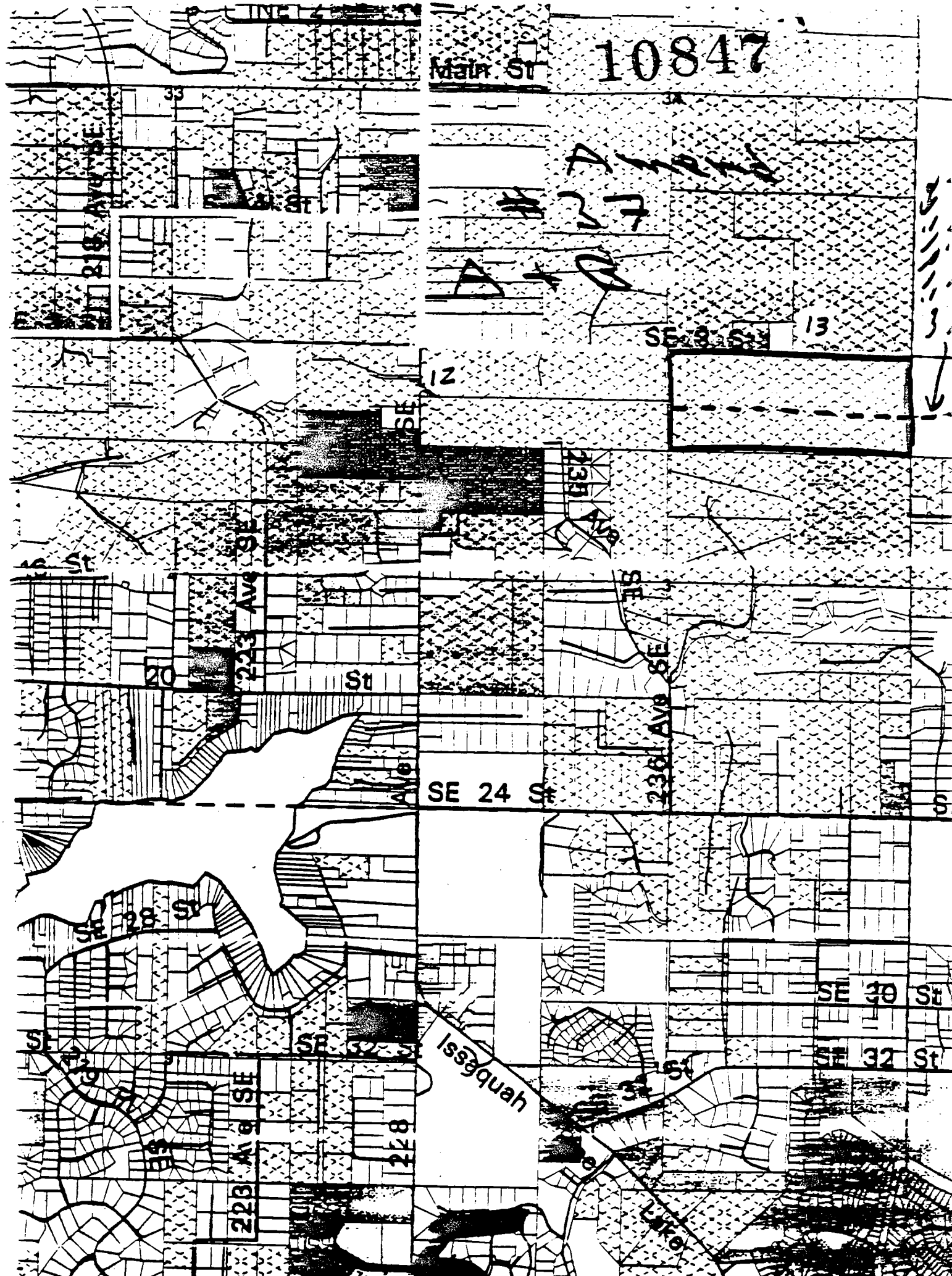
SE 32 St

223 Ave SE

228

Lake

3
3
↓



10847

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 38

OFFERED BY: _____

Several Councilmembers are working on revisions to the proposed wildlife network. An amendment is anticipated. _____

KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 39

OFFERED BY: Derdowski

Amend the Panel-recommended Land Use Map by designating portions of the subject property, shown on the attached map, Urban 1 DU/Acre

Amend the Panel-recommended Area Zoning by redesignating the subject property, shown on the attached map, GR-5 (SC)

BASIS: Consistency with the designation elsewhere of lands included within the Wildlife Network.

10847

Amend. #39

244

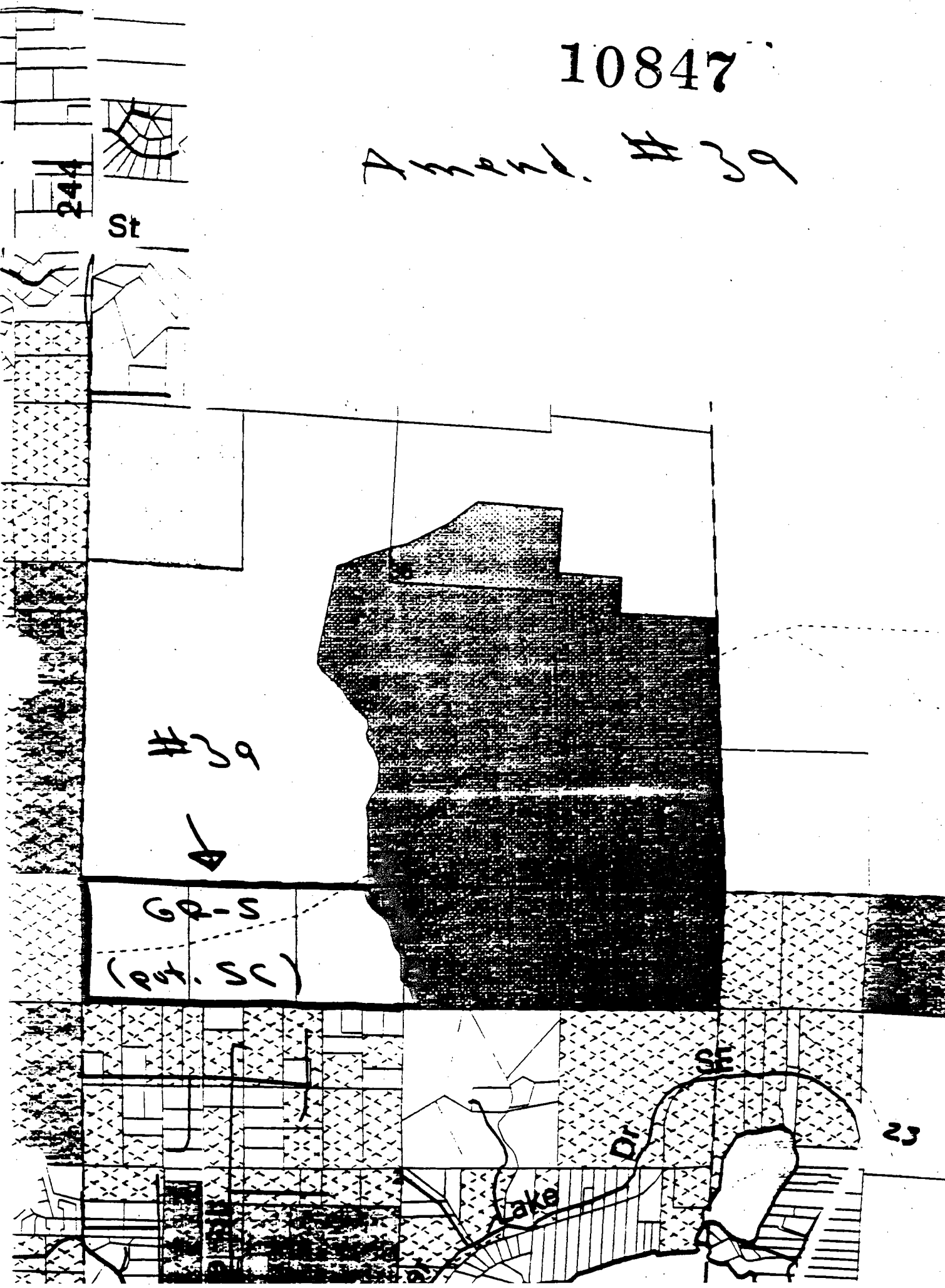
St

#39



G.P.S.

(P.G.S.)



23

10847

KING COUNTY COUNCIL MEETING
MONDAY MAY 24, 1993

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

AMENDMENT PACKAGE

SECTION 2

40 -

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

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

#	Summary	Introducer
77	Change the zoning from BC-P to SC-P (BC-P) for the Klahanie Commercial Center and apply a P-suffix condition	Laing
78	Change the zoning from BC-P to BN-P for the Klahanie Commercial Center	Derdowski
ISSAQUAH EMPLOYMENT CENTER		
79	Revise Policy CI-9 to recognize existing commercial uses near the intersection of the E. Lake Sammamish Parkway and SE 56th St. (Henry Bacon)	Pullen
80	Revise Policy CI-9 to increase the amount of retail activity permitted within the proposed Employment Center	Derdowski
81	Change the buildout zoning in portions of the Bush Lane area from RM-900-P to RS-9600 and RM-1800-P	Sullivan
UTILITIES		
82	Revise the Puget Power Transmission Project Map	Derdowski
83	Revise Policy FS-10 to remove lower-density Urban areas on septic systems from the LSA	Derdowski
84	New policy to prohibit sewers from the Snoqualmie River Basin	Derdowski
TRANSIT		
85	Revise Policy T-13 call for a Park and Ride lot near the intersection of NE 56th St. and E. Lake Sammamish Parkway	Laing/ Derdowski
86	New Policy calling for a study and pilot program to improve transit service to the Plateau	Nickels
HISTORIC RESOURCES		
87	New Policy calling for an historic district designation for the West Beaver Lake area	Pullen

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 40 OFFERED BY: Kent Pullen

Area Zoning Requests 1, 2, & 8

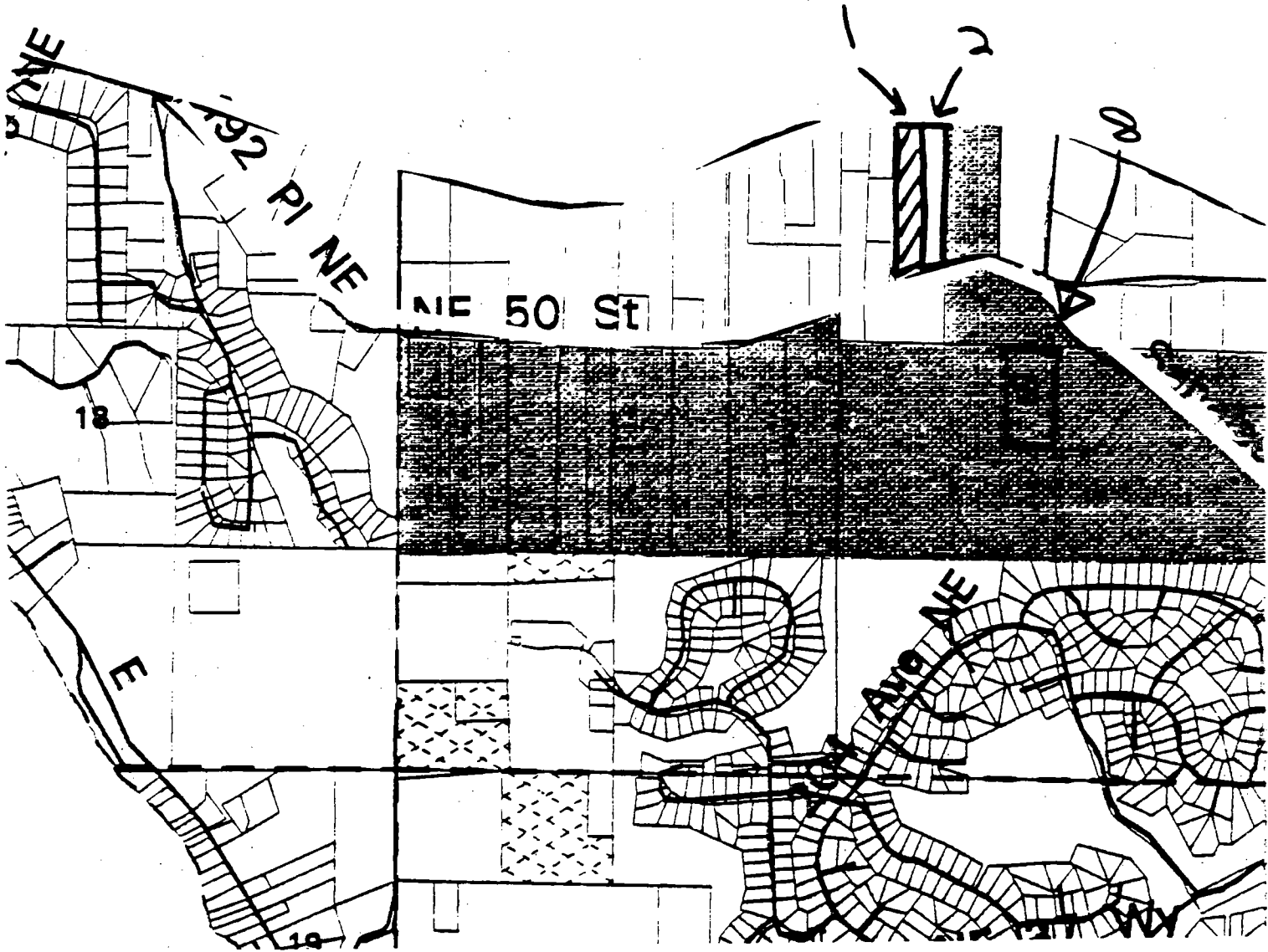
Amend the Panel-recommended Land Use Map to apply the Multifamily designation to the subject property.

Amend the Panel-recommended Area Zoning to redesignate the subject property RM-1800:- SC-P.

1. MR. PULLEN MOVE AMENDMENT NO. 40
FAILED 2-7, KP, AG, "YES"
2. MR. PULLEN MOVE AMENDMENT NO. 40, as amended,
delete "RM-1800" insert "SC-P"
FAILED 3-6, KP, AG, PB, "YES"

Amend. # 40

10847



East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT #

41

OFFERED BY: Kent Pullen

10847

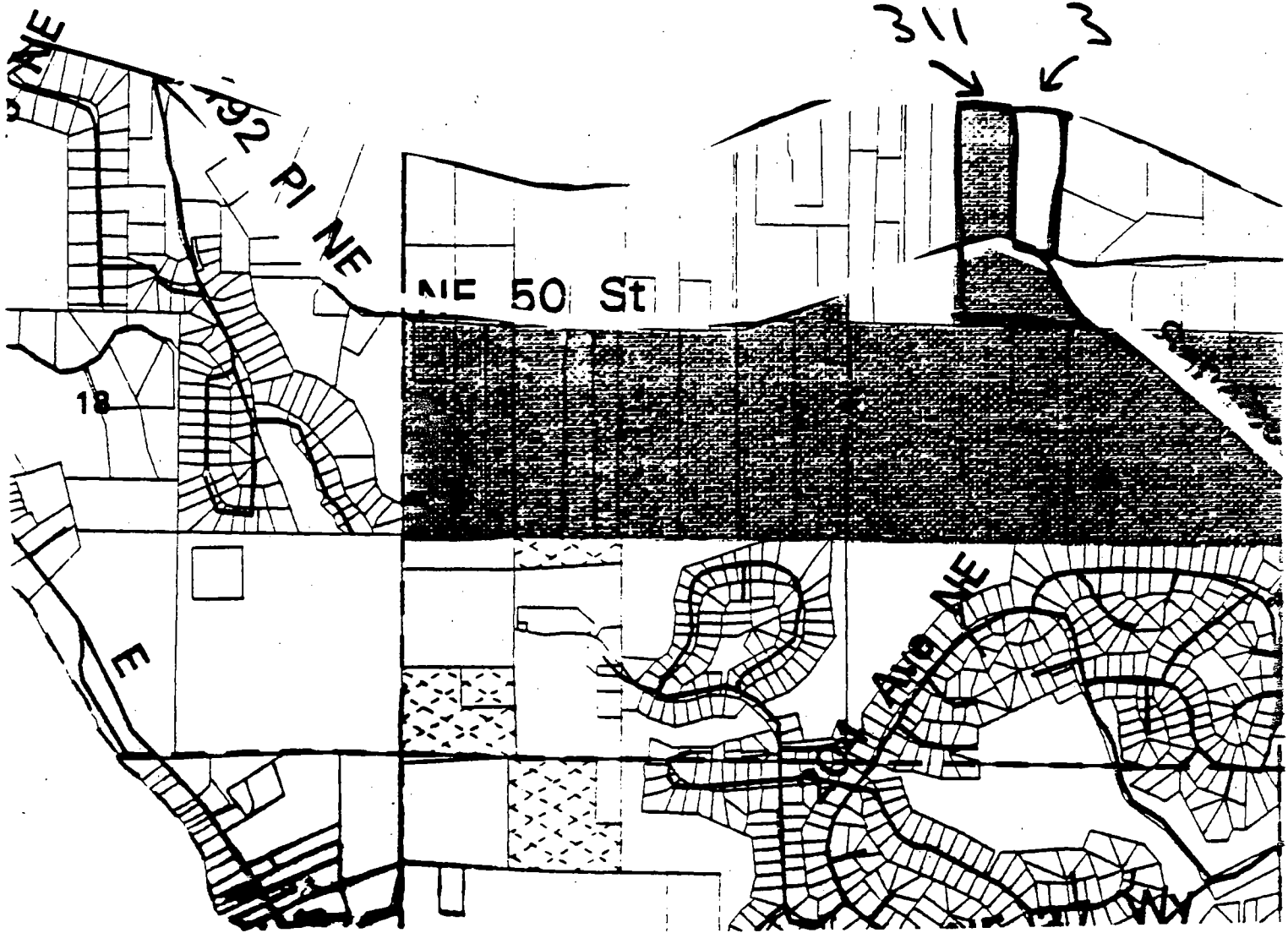
Area Zoning Requests 3 & 311

Amend the Panel-recommended Land Use Map to apply the Commercial/Office designation to the subject property.

Amend the Panel-recommended Area Zoning to redesignate the subject property BC-P.

10847

Amend. # 41



KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 42 OFFERED BY: Derdowski

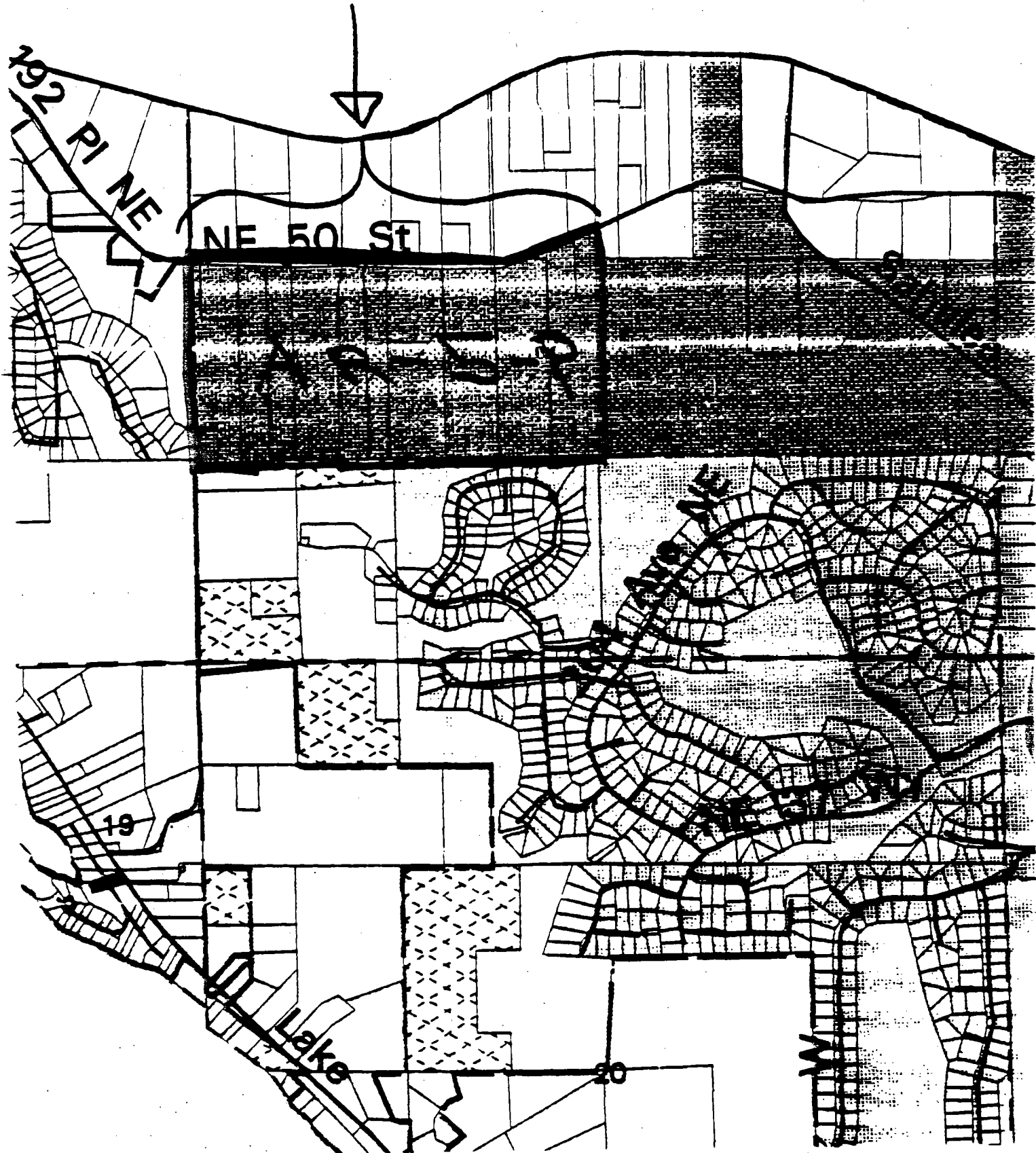
Area Zoning Request #9

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

BASIS: Recognition of existing lotting pattern.

10847

Amend. # 42



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

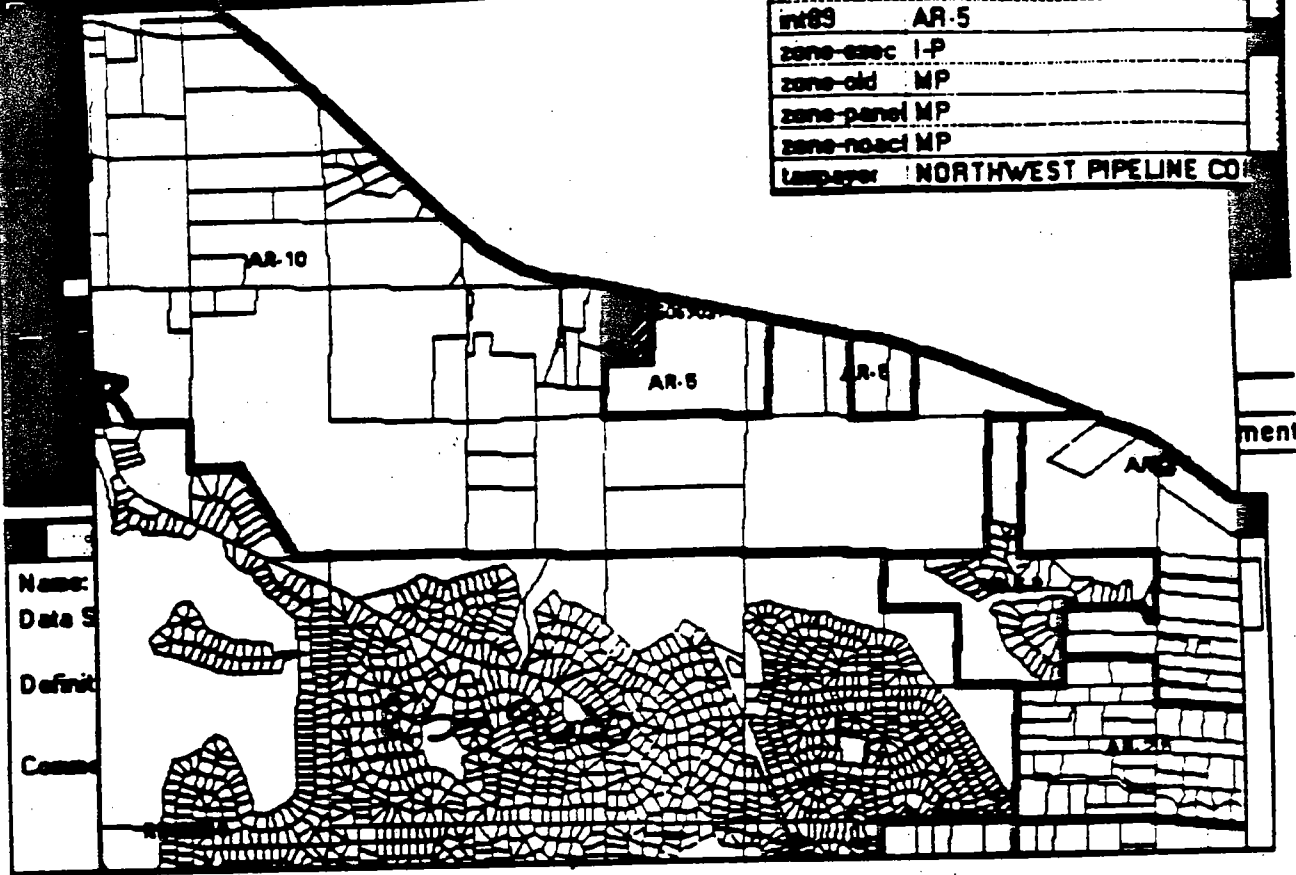
10847

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



#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"

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

10847

AMENDMENT # 45

OFFERED BY: Laing/Derdowski

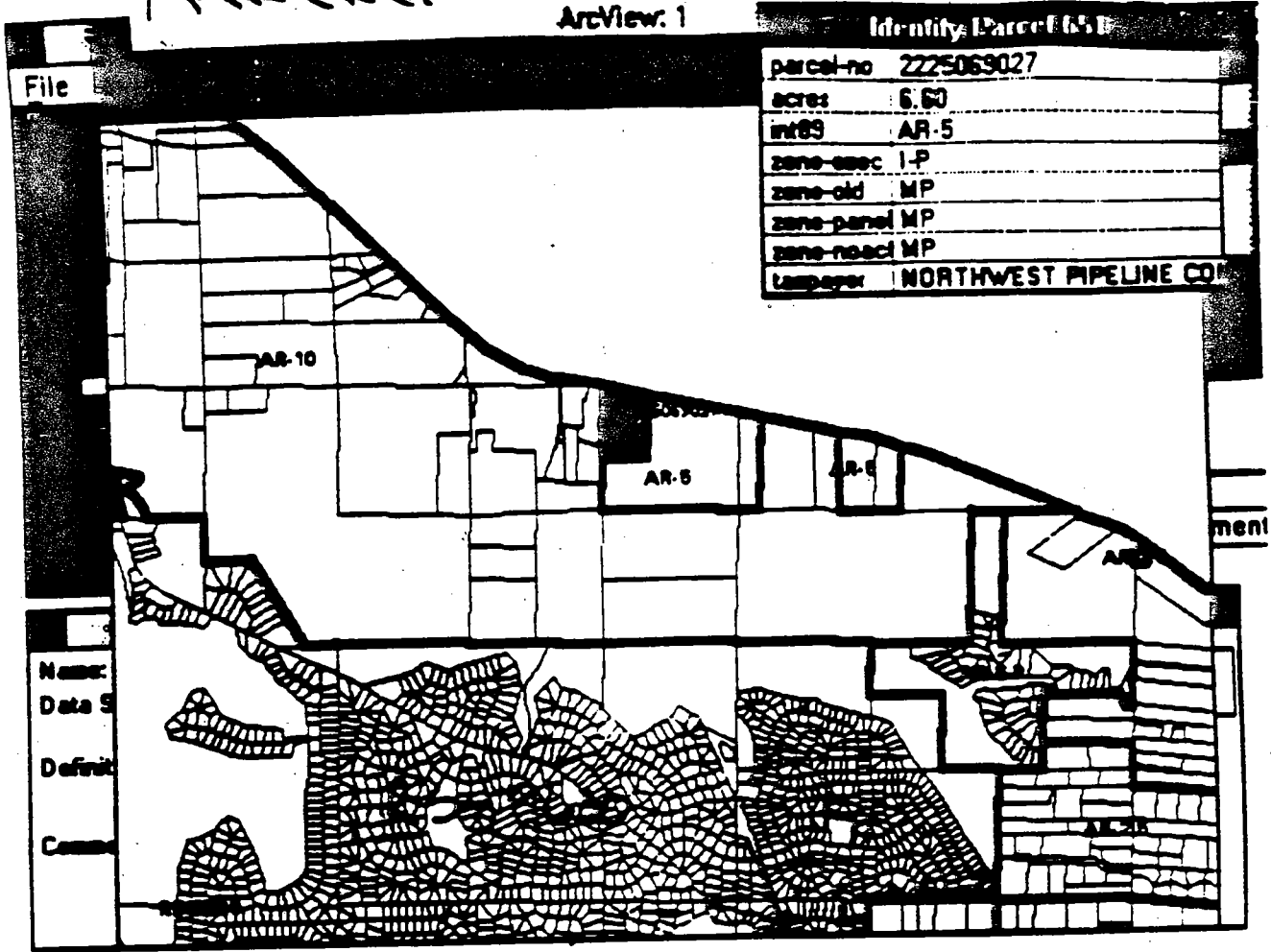
For development that requires a building permit, binding site plan, conditional use permit, unclassified use permit, variance, rezone, planned unit development, subdivision, short subdivision, master plan development, or grading permit, the following standards shall apply:

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:

Amend. # 44

ArView: 1

10847



430

- 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.

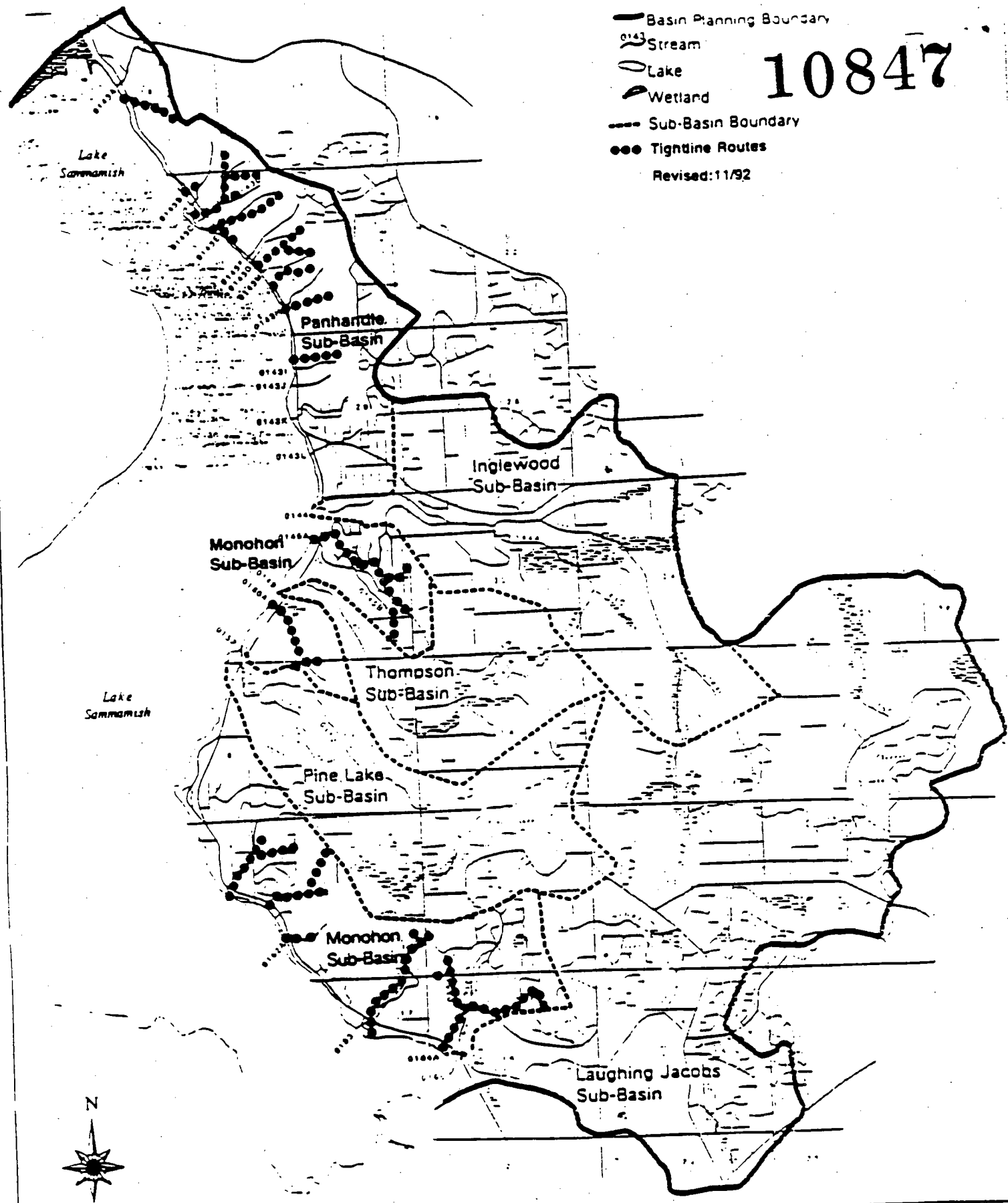
rules promulgating Critical Drainage Basin Regulations or adopts a Master Drainage Plan

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.

10847

- 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

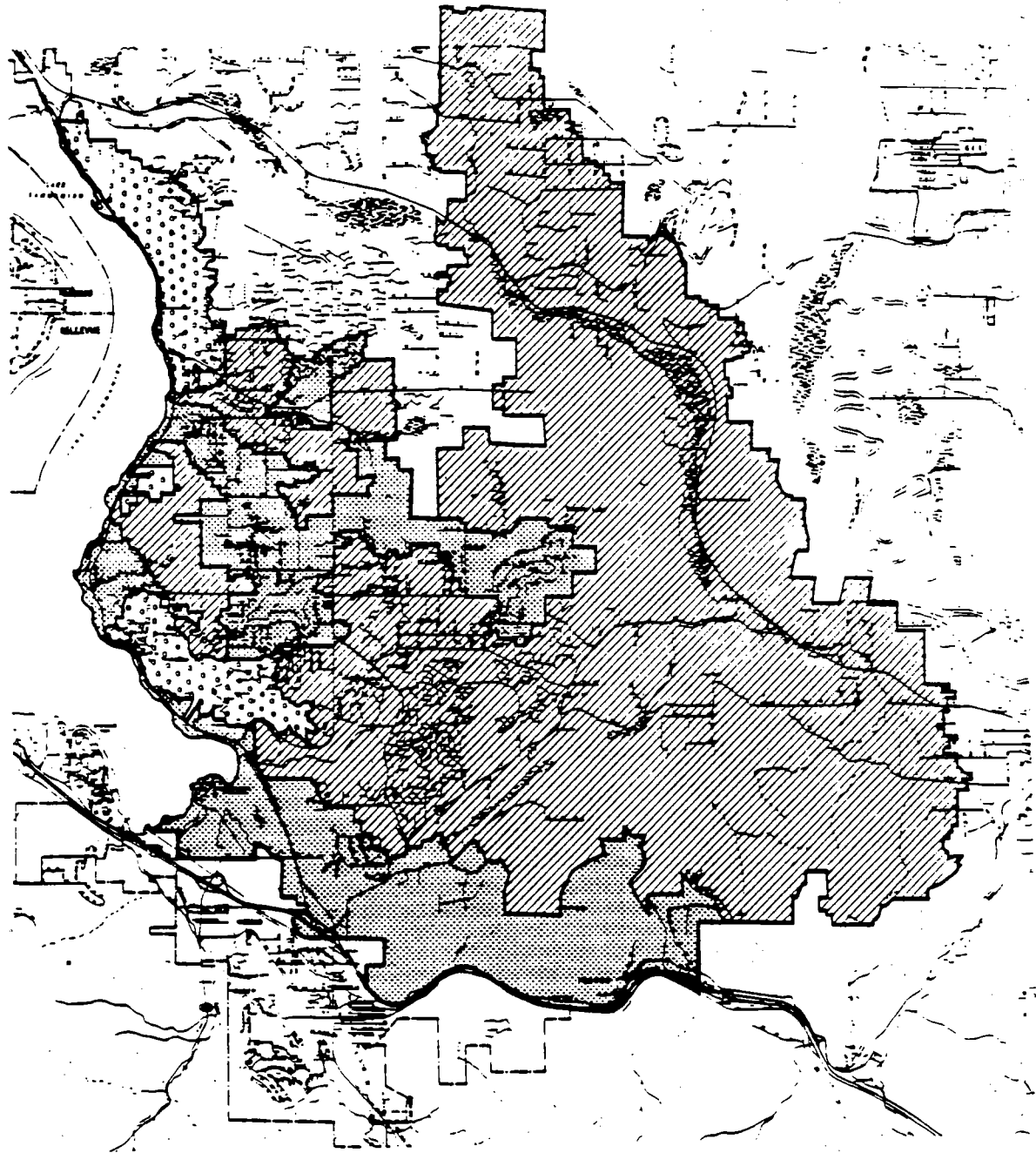
Amendments to Substitute Ordinance 92-597




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.

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

10847

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:

KING COUNTY COUNCIL

10847

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.

KING COUNTY COUNCIL

10847

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.

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

10847

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.

KING COUNTY COUNCIL

10847

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"

KING COUNTY COUNCIL

10847

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.

10847

KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

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

10847

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.

10847

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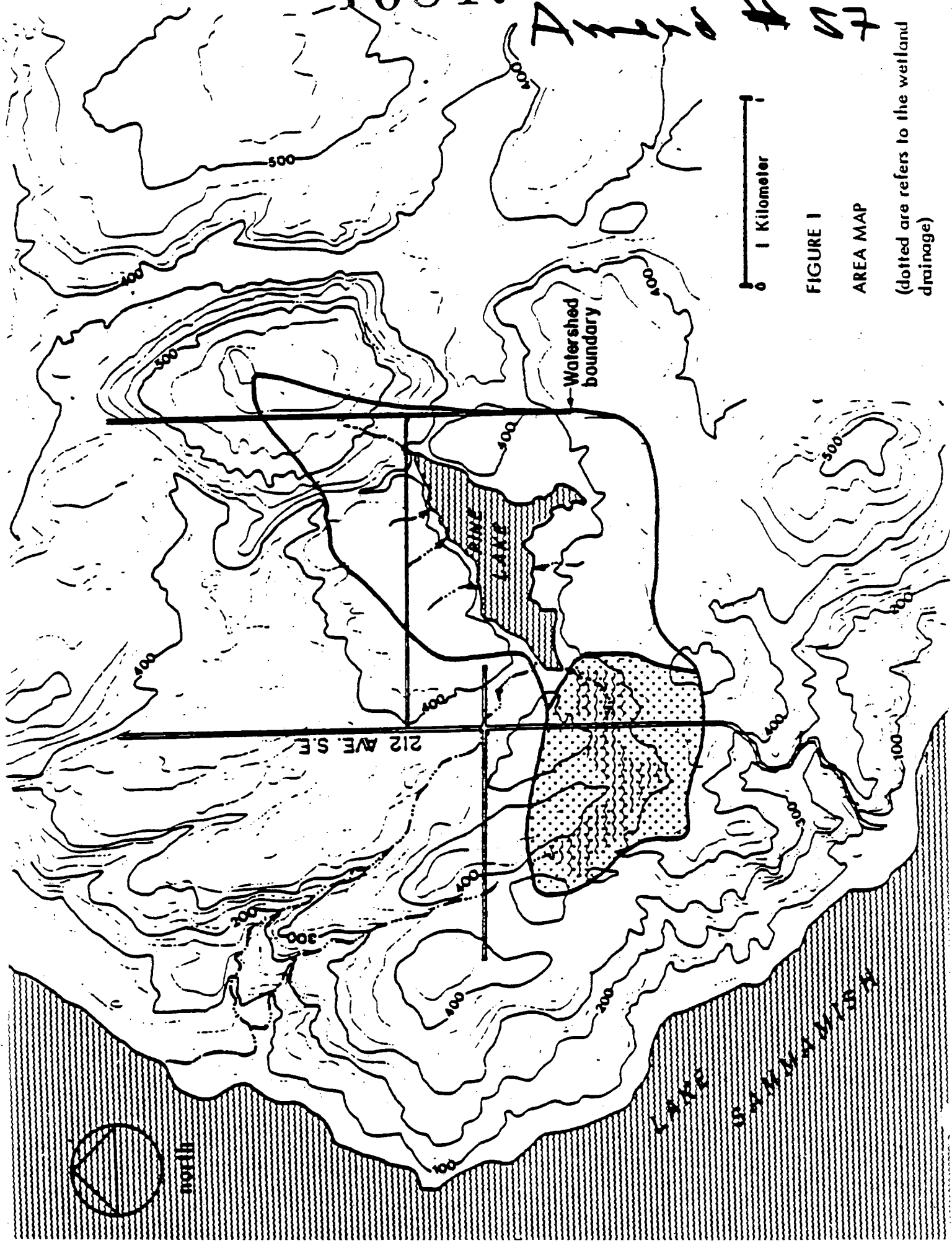


FIGURE 1
AREA MAP

(dotted area refers to the wetland drainage)

10847

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

10847

The Honorable Audrey Gruger
May 21, 1993
Page 2

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

10847

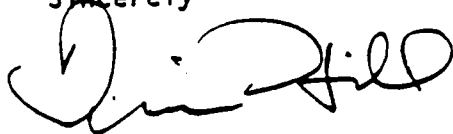
The Honorable Audrey Gruger
May 21, 1993
Page 3

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

10847

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.~~

10847

- ~~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.

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

10847

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

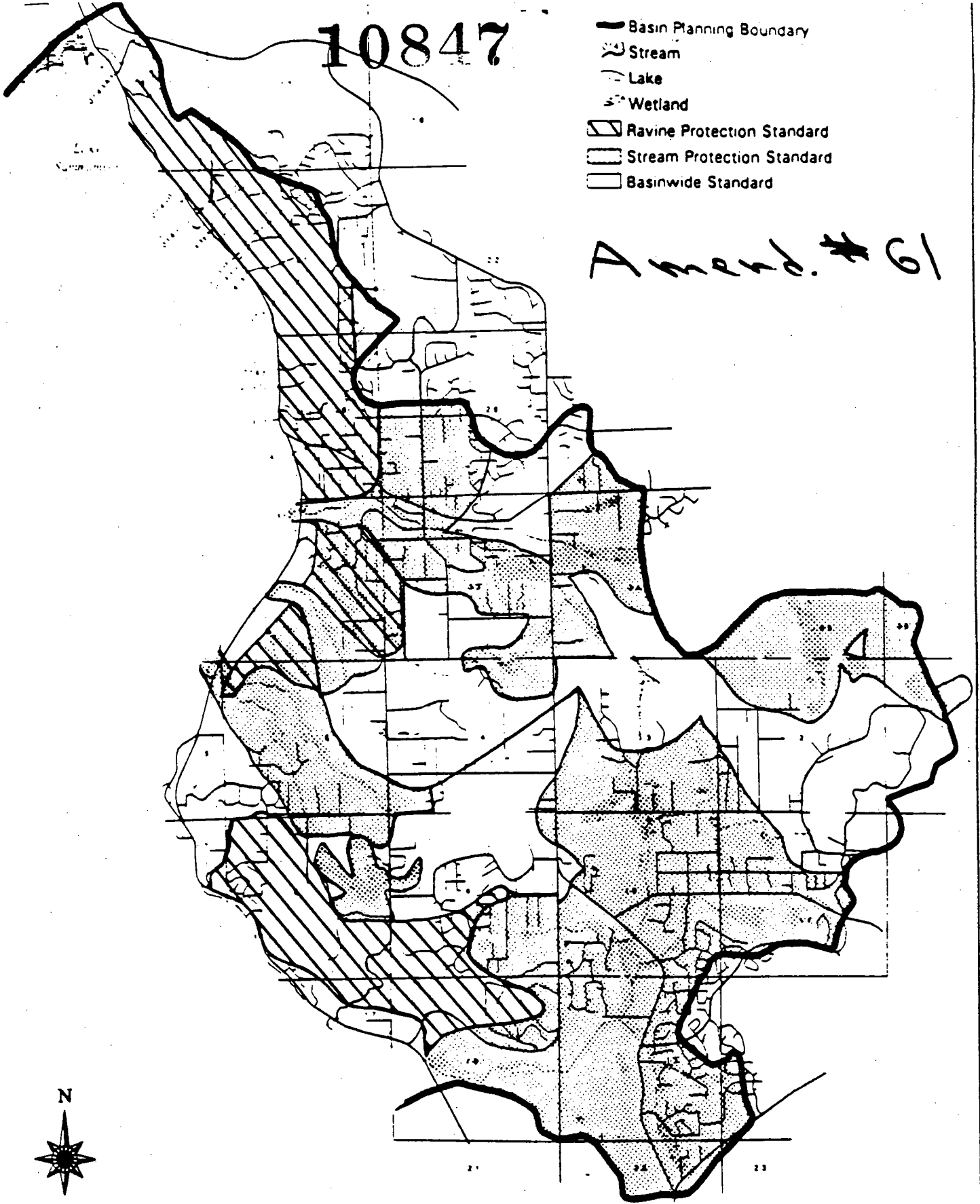
These conditions shall not apply to single family building permits on pre-existing lots totally within a no-disturbance area, provided that the area of clearing shall not exceed 5,000 square feet, or 10% of the site, whichever is greater.

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

10847

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.

KING COUNTY COUNCIL

10847

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

10847

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;

10847

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.

10847

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

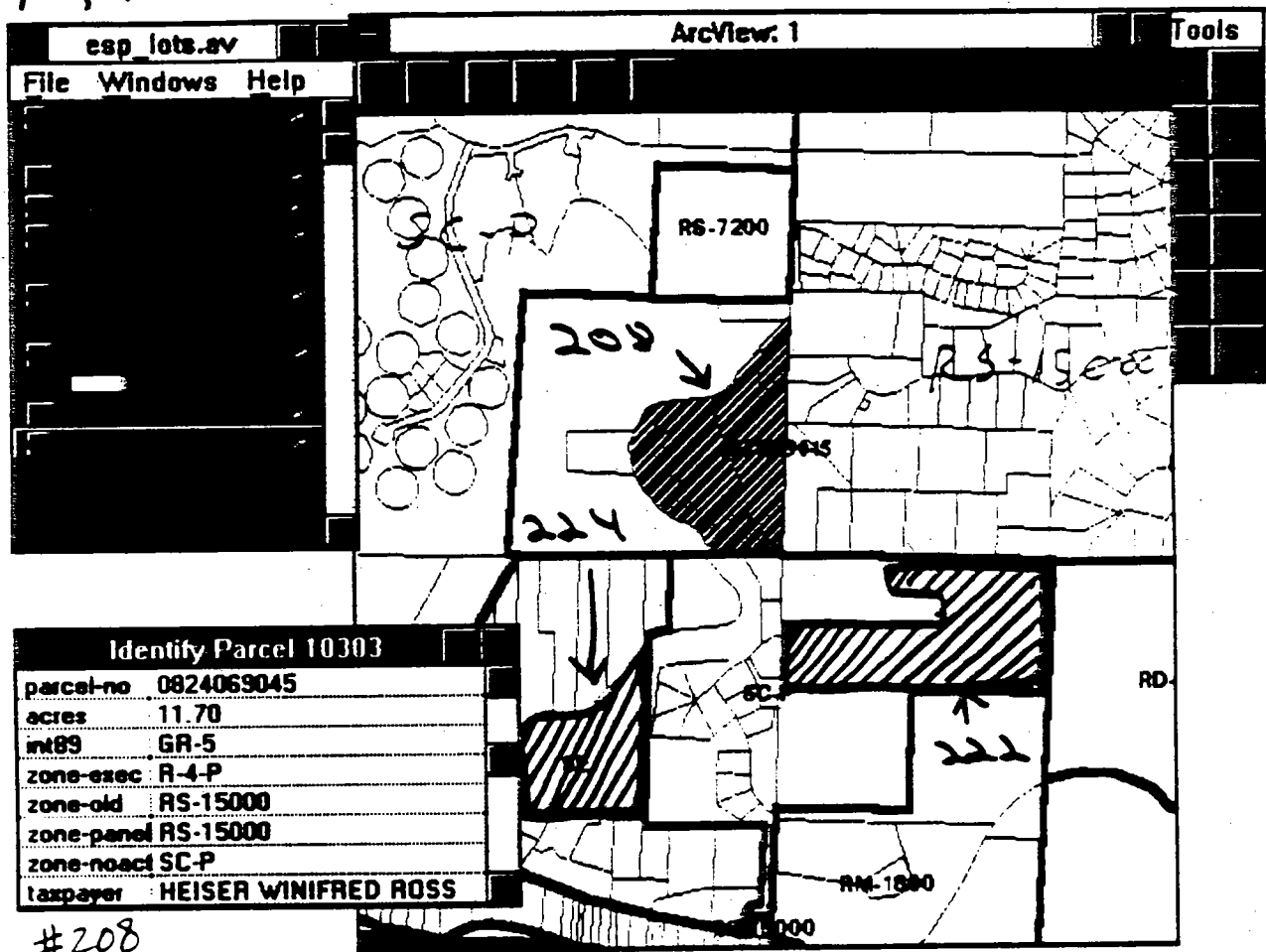
AMENDMENT # 65 OFFERED BY: Derdowski

Area Zoning Requests 208, 222 and 224

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

10847

Amend. # 65



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

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 66

OFFERED BY: Derdowski

10847

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).

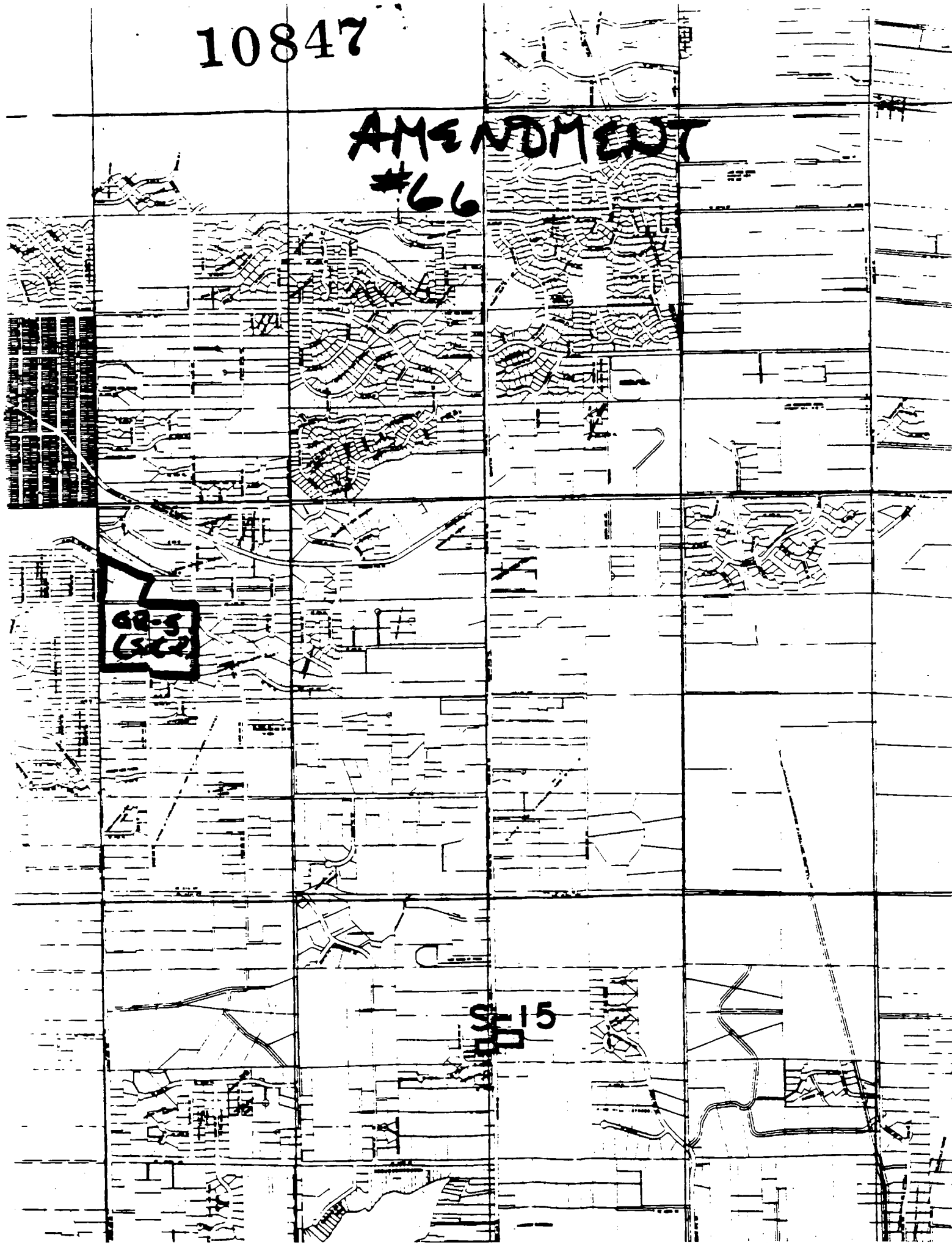
BASIS: Proposed policy R-5 calling for a density of 1 home per acre in areas with severe environmental constraints.

10847

AMENDMENT
#66

98-3
602

98-15



10847

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 67

OFFERED BY: Derdowski

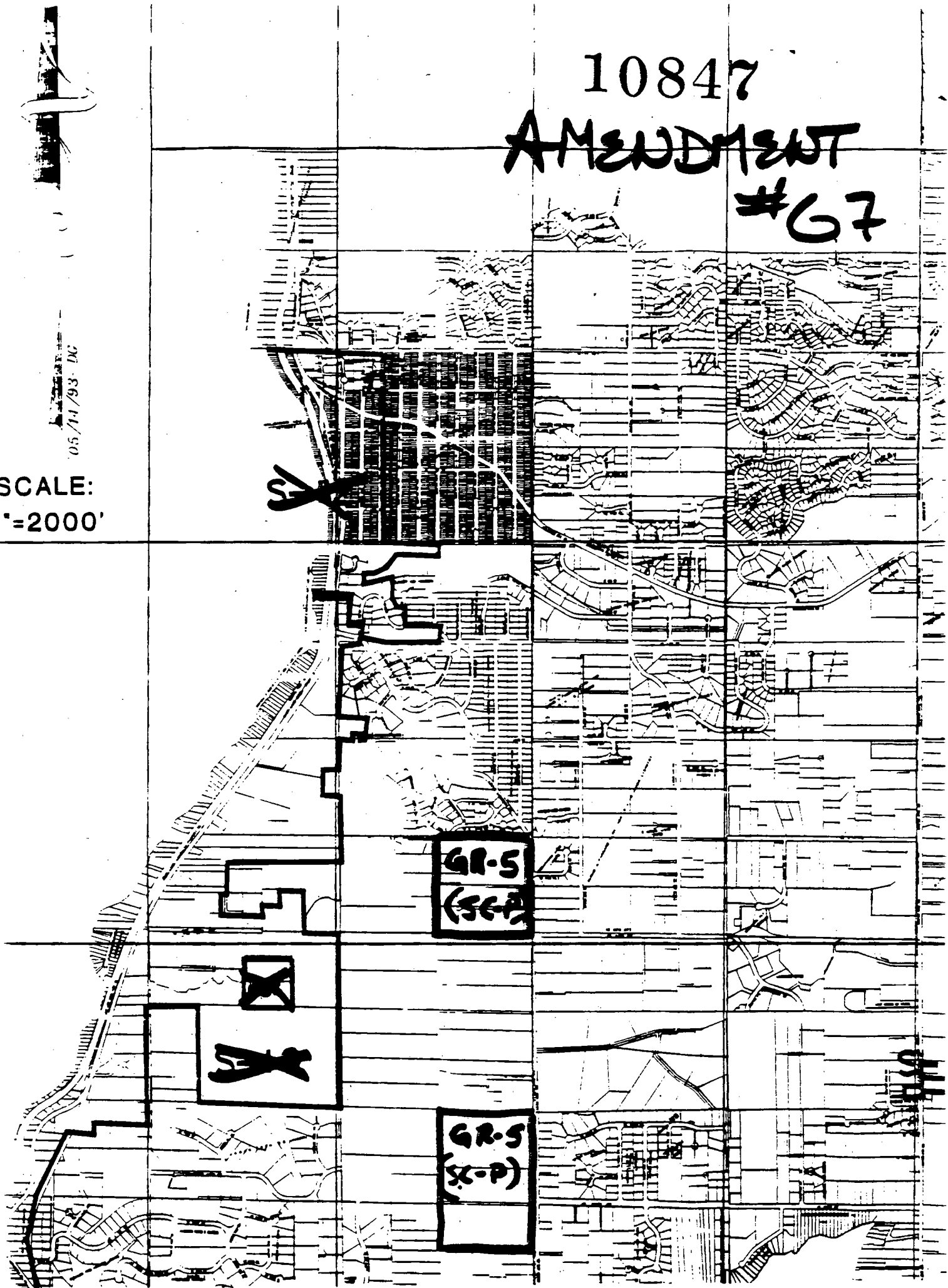
Amend the Panel-recommended Land Use Map by designating the subject properties, shown on the attached map, Growth Reserve, Urban 1 DU/Acre.

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

10847
AMENDMENT
#67

05/11/93 DC

SCALE:
1"=2000'



10847

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT #

68

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

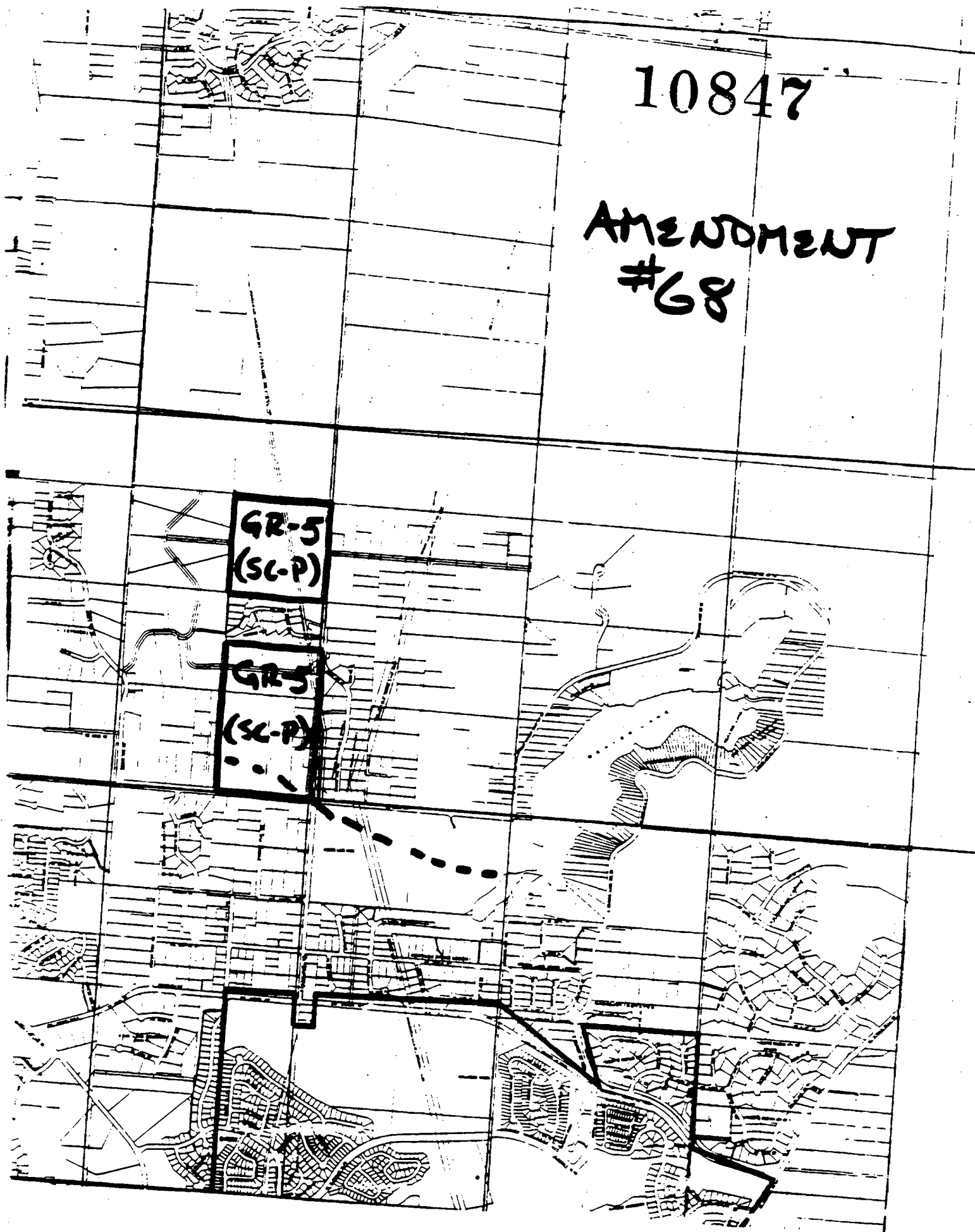
10847

AMENDMENT
#68

GR-5
(SC-P)

GR-5
(SC-P)

----- WILDLIFE NETWORK



KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 69

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).

KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 70 OFFERED BY: Paul Barden

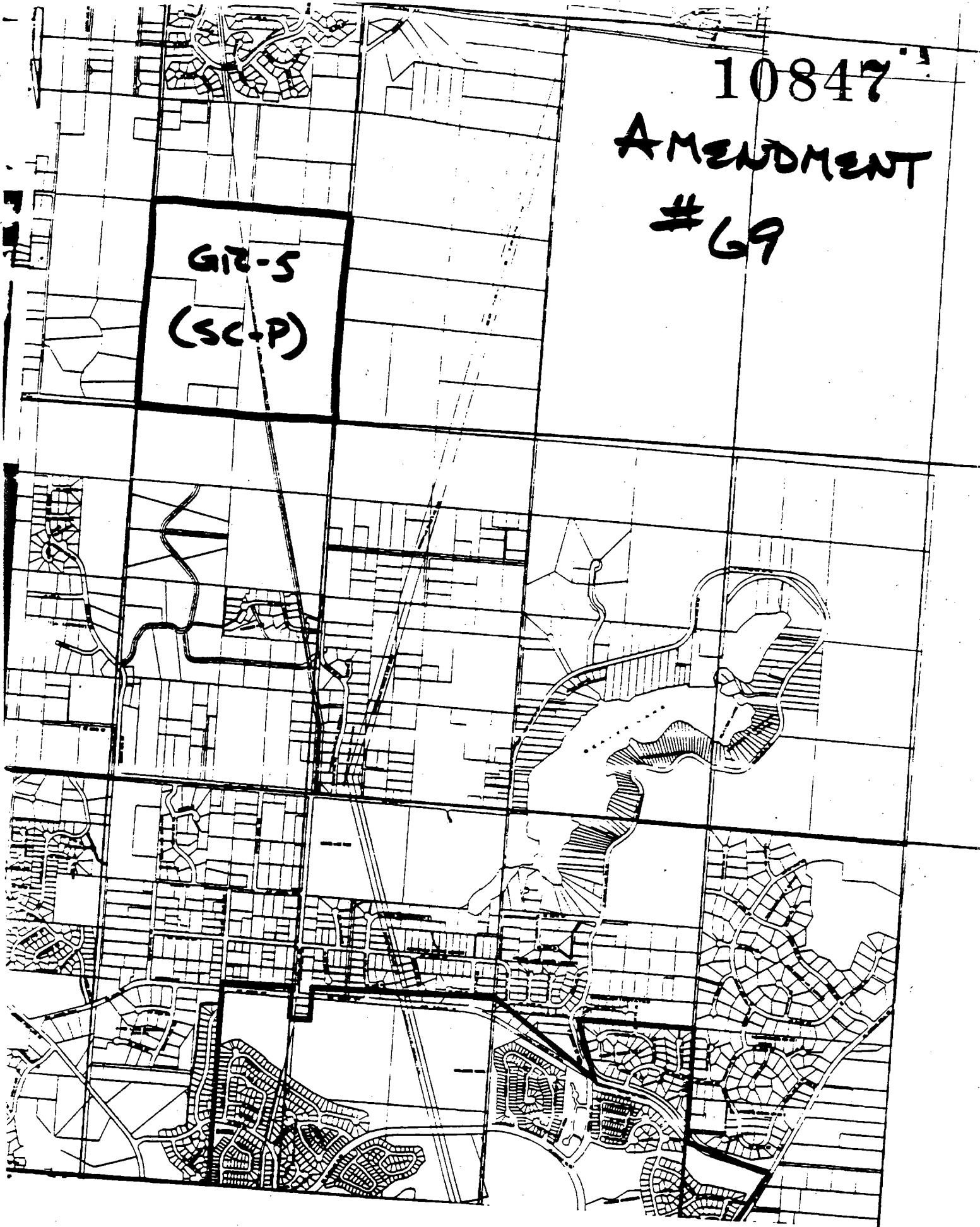
- Amend the proposed East Lake Sammamish Community Plan Land Use Map by designating the subject properties RS-15000
- Amend the proposed East Lake Sammamish Community Plan Area Zoning by applying the RS-15000 designation to the following properties:
 - Tax lot A NW 3-24-6

BASIS:

This parcel is adjacent to a 40 lot, 15000 square foot development and is consistent with plan policies R1, R2, R4, R6 and R9.

10847
AMENDMENT
#69

G12-5
(SC-P)



KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT #

71

OFFERED BY: Derdowski

Amend the Panel-recommended Land Use Map by designating the subject properties, shown on the attached map, Growth Reserve, Urban 2-3 DU/Acre.

Amend the Panel-recommended Area Zoning by designating the subject properties, shown on the attached map, GR-5 (RS-15000).

BASIS: Proposed policy R-6 calling for a density of 2-3 homes per acre in areas where that is the established density of 2-3 homes per acre and little opportunity for higher density infill.

10847

Main St

218 Ave SE

SE 8 St

13

12

Demolition # 70

70

SE

238 Ave SE

16 St

223 Ave SE

St

20

Ave

SE 24 St

236 Ave SE

SE

SE 28 St

SE 30 St

SE 32 St

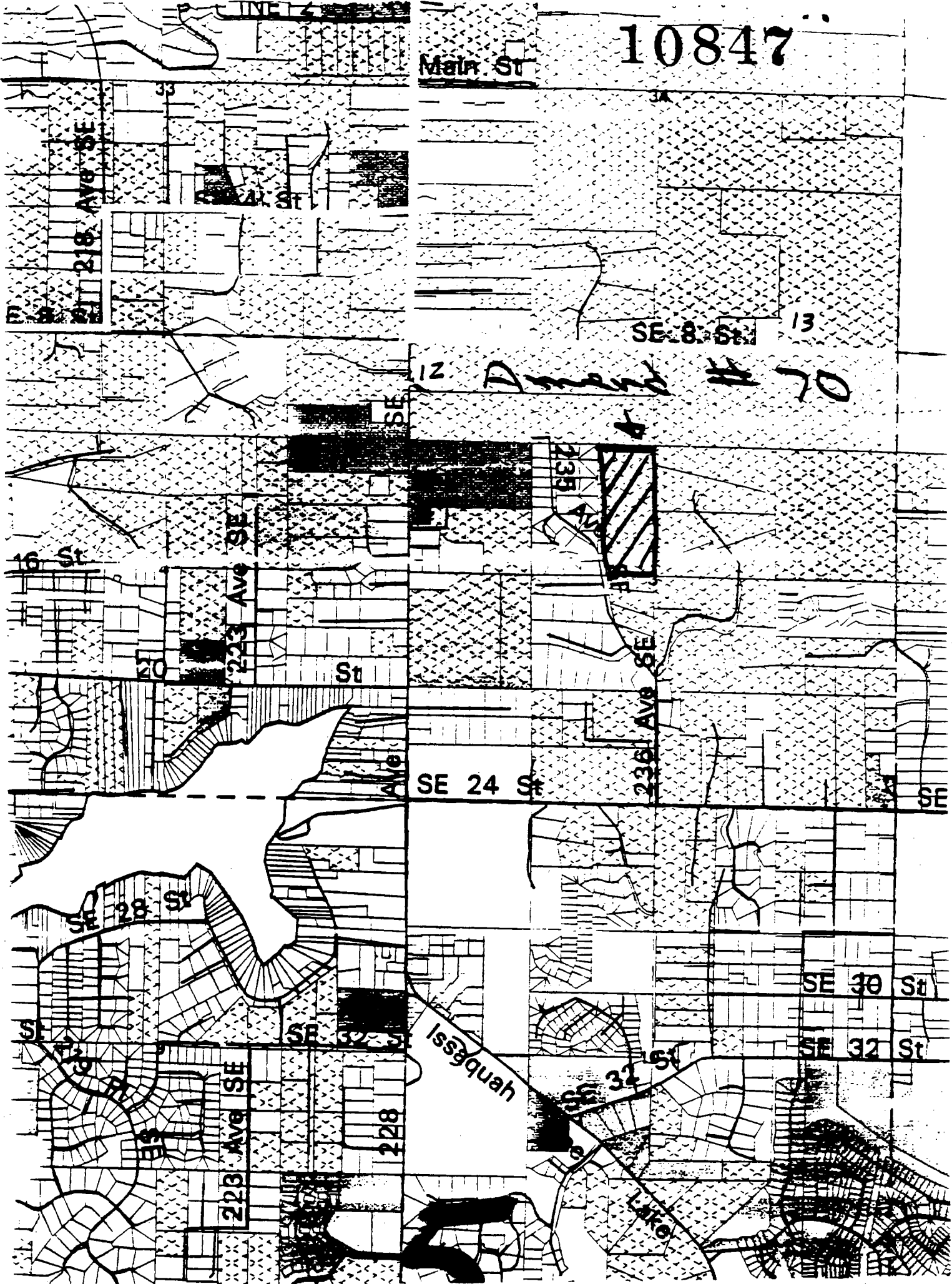
Issaquah

SE 34 St

223 Ave SE

228

Lake



KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 72 OFFERED BY: Laing

Amend the Land Use Map by redesignating the subject property, shown on the attached map, 4-8 DU/Acre.

Amend the Area Zoning by redesignating the subject property RS-9600.

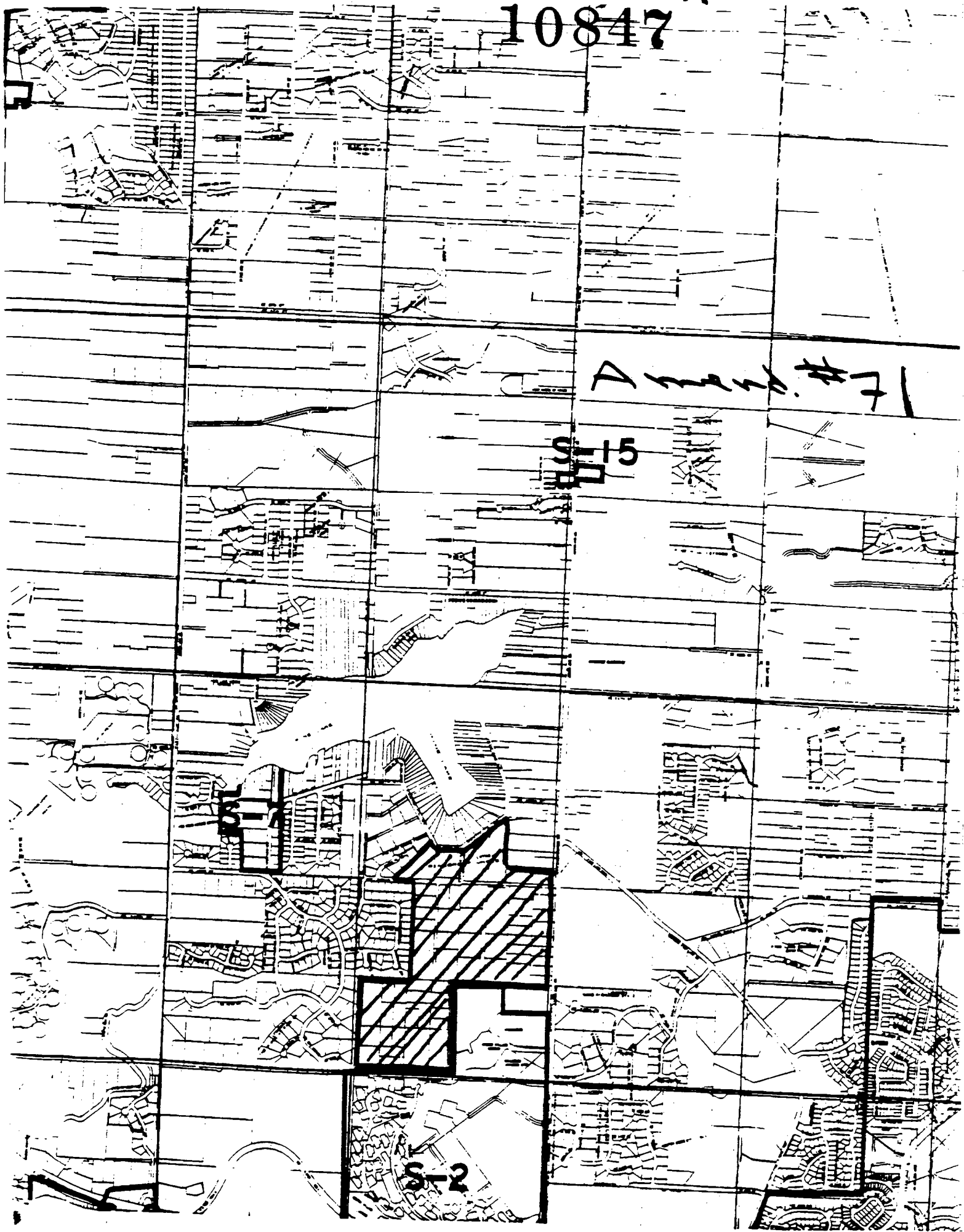
BASIS: Timberline Ridge is an approved preliminary plat (Ord. 10782). The proposed amendments will correct a mapping error and will better reflect the density of the approved plat.

10847

17th St

15

12



KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

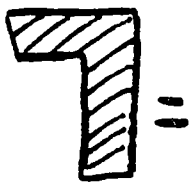
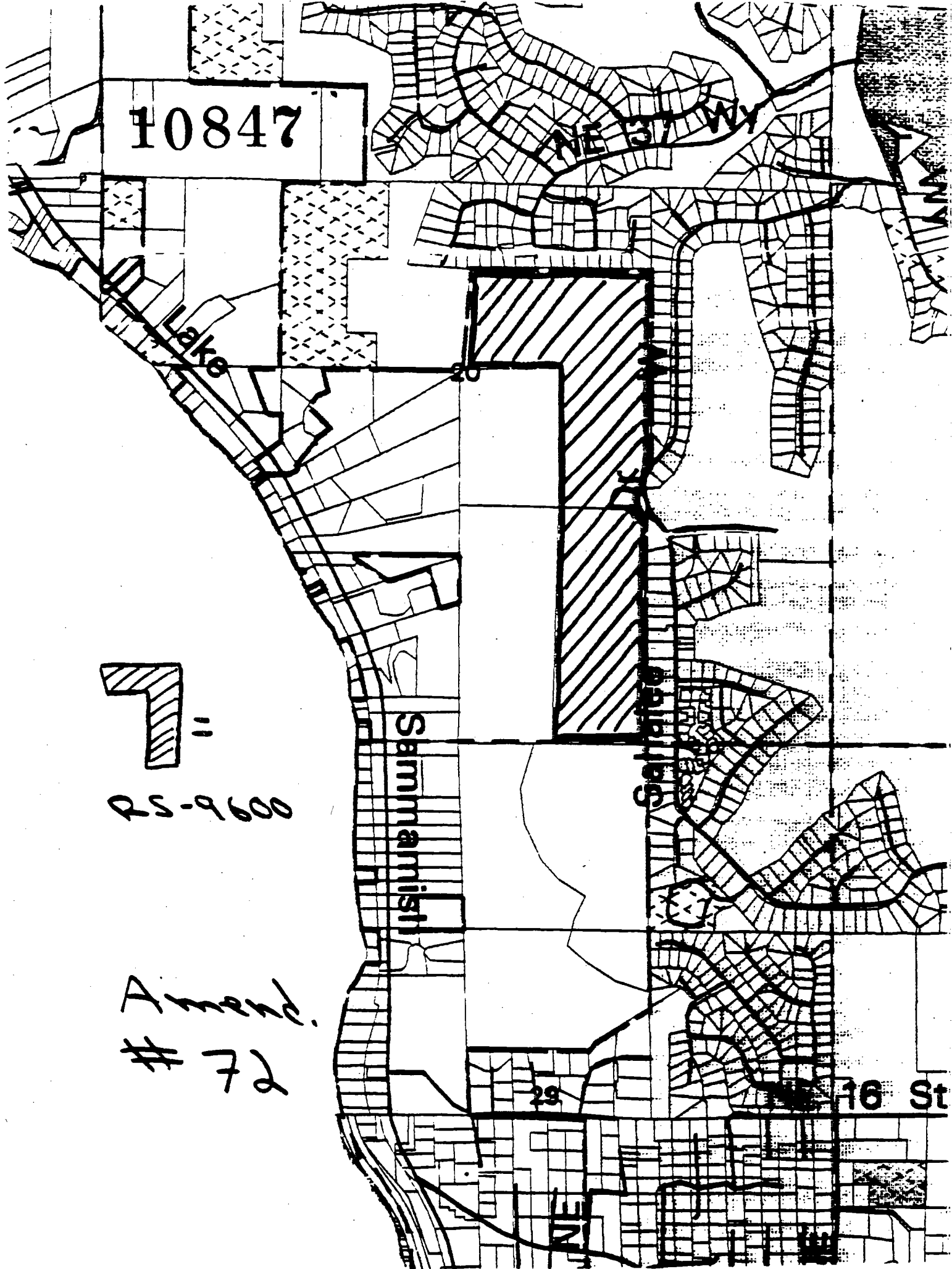
AMENDMENT # 73 OFFERED BY: Sims and Sullivan

Area Zoning Request #309

Amend the Panel-recommended Land Use Map to apply the 4-8 DU/Acre designation to the subject property.

Amend the Panel-recommended Area Zoning to redesignate the subject property
~~RS-7200~~- RS-9600-P (Friendly amendment Phillips)

P-Suffix condition requires development to be clustered away from the common boundary with the rural area.



RS-9600

Amend.
72

Amend. #73

10847

esp_lots.av ArcView: 1 Tool

File Windows Help

Identify Parcel: 14673

parcel-no:	3525069007
acres:	42.40
int89:	GR-5
zone-exer:	AR-2.5
zone-ol:	AR-2.5
zone-pare:	AR-2.5
zone-noa:	RS-15000
taxpayer:	KLINEBURGER CHRIS

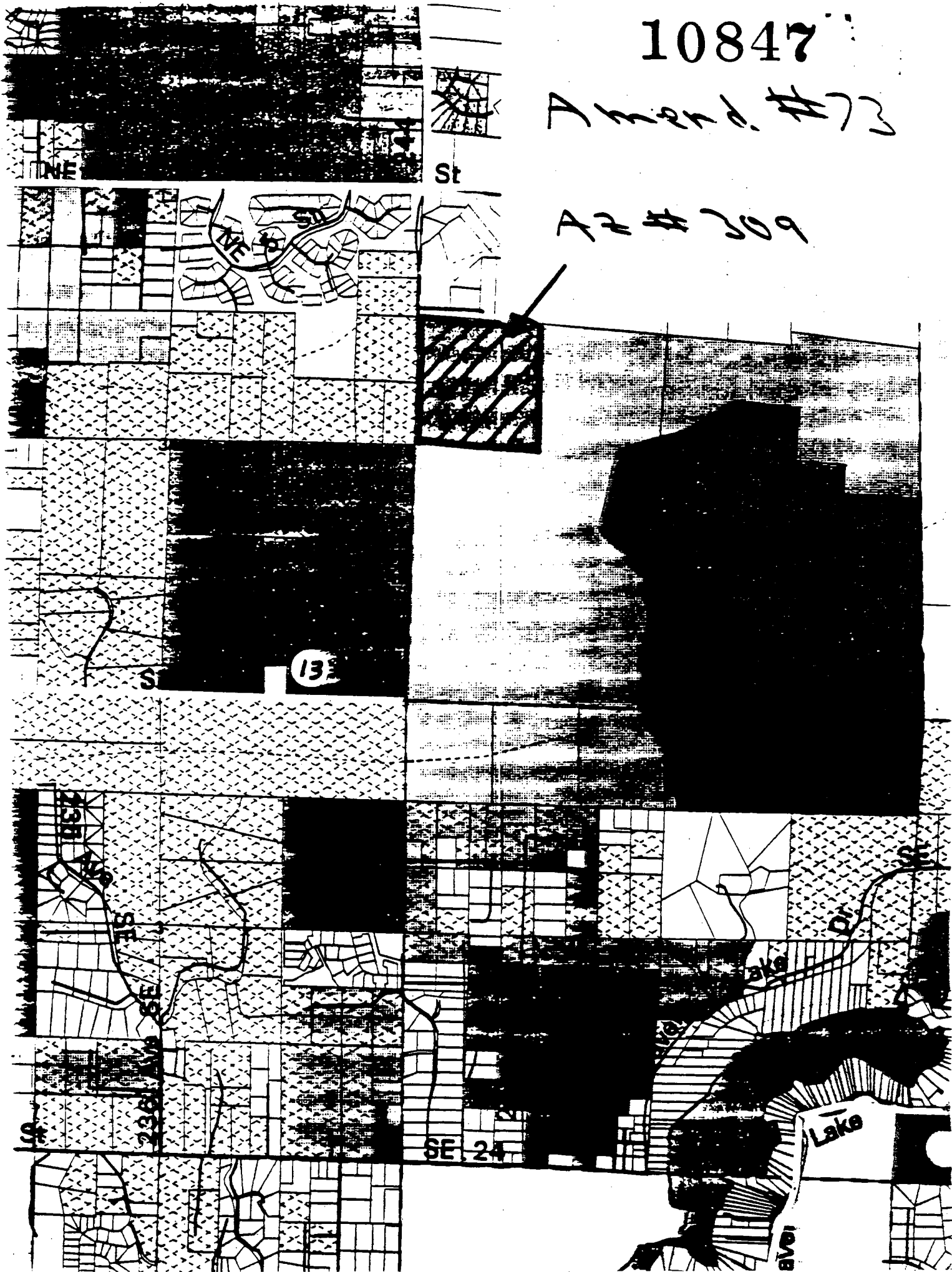
Comments:

#309

10847

Amend. #73

AP # 209



St

S

B

SE 24

Lake

BVD

10847

376 & # 103 = AP requests

ArcView: 1

Map Interface: esp lots.sh File Windows Help

Map details:

- Parcel 1: RS-9000
- Parcel 2: RS-7200-P
- Parcel 3: RS-7200-P
- Parcel 4: RS-3000
- Parcel 5: RS-7200-P

Handwritten annotations on map:

- # 91 (with arrow pointing to a shaded parcel)
- # 91 (with arrow pointing to a parcel)
- SC-P (handwritten on a parcel)

Name	
Identify Parcel (F4)	
parcel	3425063031
acres	20.80
intRS	GR-5
zone-of	R-1-P
zone-of	SC-P
zone-of	SC-P
zone-of	RS-15000
owner	LEIN JOHN N

Amend. # 74

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 74 OFFERED BY: Barden/Sims

- Amend the proposed East Lake Sammamish Community Plan Land Use Map by designating the subject properties RS-7200
- Amend the proposed East Lake Sammamish Community Plan Area Zoning by applying the RS-7200 designation to the following properties:
 - Tax lots ~~9 and~~ 91 in Section 34-25-6

BASIS:

These subject properties are adjacent to a new elementary school and within one-quarter mile of two high schools and the Inglewood Center. This zoning is consistent with plan policies R1, R2, R4, R8 and R9.

1. MR. BARDEN MOVE AMENDMENT NO. 74
FAILED 4-5, PB, KP, CS, RS "YES"
2. MR. LAING MOVE RECONSIDER AMENDMENT NO. 74
PASSED UNANIMOUSLY.
3. MR. LAING MOVE AMENDMENT NO. 74, AS AMENDED
PASSED 7-2, AG, BD, "NO"

10847

AMENDMENT # 75

GRS
(RS-340)

15

KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT #

35

OFFERED BY: Derdowski

Amend the Panel-recommended Land Use Map by designating the subject properties, shown on the attached map, Growth Reserve, Urban 4-8 DU/Acre.

Amend the Panel-recommended Area Zoning by designating the subject properties, shown on the attached map, GR-5 (RS-5000).

prices shall be established for each division based on the amount income-eligible households can afford assuming a 10% down payment and standard lending practices.

- E. It is the continued goal to have a housing mix of affordable for-sale and rental units in Klahanie, and the developer shall cooperate with the King County PCDD toward that end.

BASIS: Amendment recommended by Planning and Community Development Division staff. It would clearly establish the conditions for development of remaining residential property in Klahanie to ensure the provision of the required affordable housing.

KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

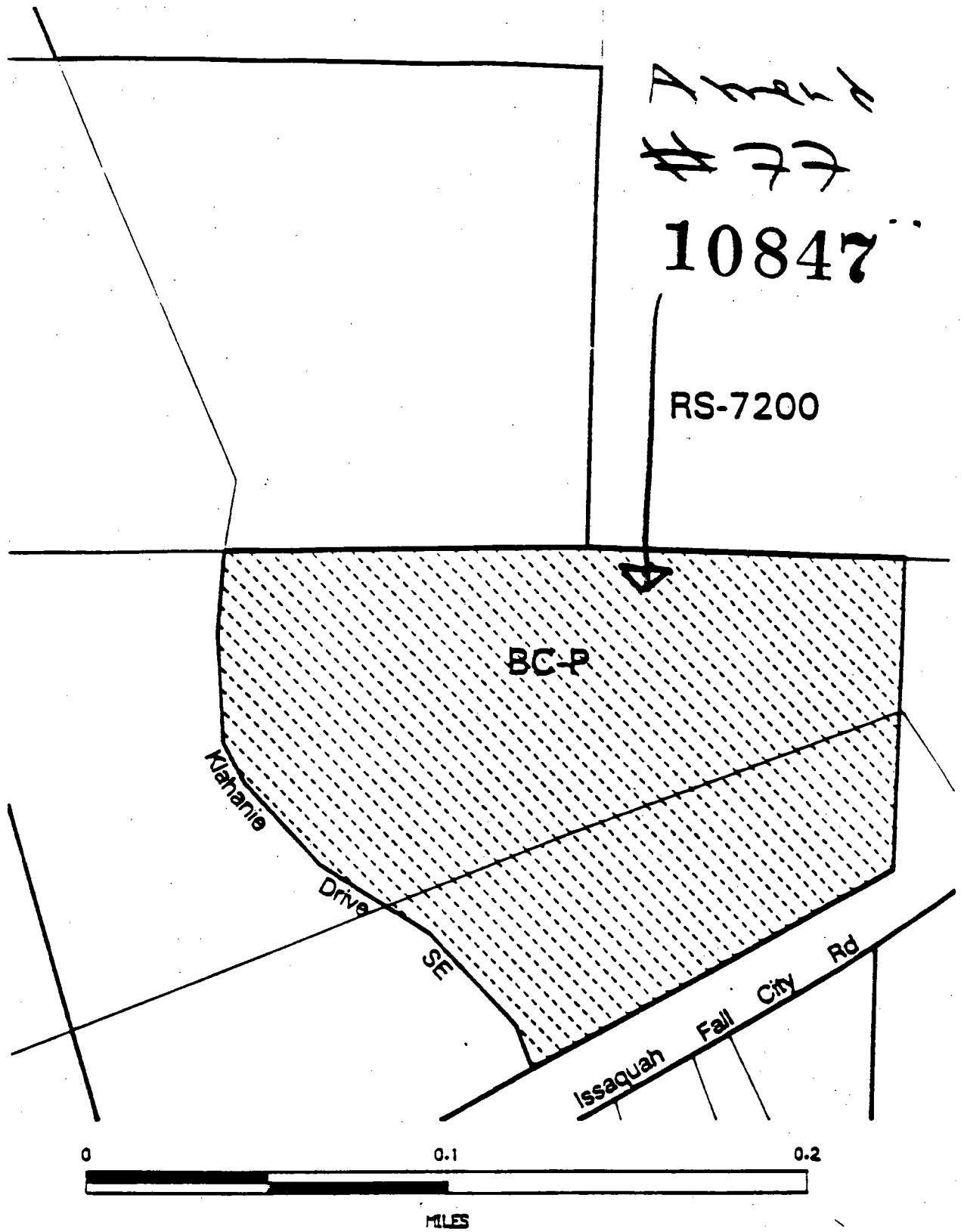
AMENDMENT # 36 OFFERED BY: Bruce Laing

The following p-suffix condition shall govern housing development on the subject property (shown on attached map) in order to fulfill the balance of the affordable housing required for Klahanie pursuant to the conditions of the original Klahanie rezone (Ordinance No. 6497, DDES File No. 134-80-R) Condition No. 6:

- A. This multi-family parcel shall be set aside for future affordable housing development. When the planning and Community Development Division (PCDD) has assessed affordable housing performance on prior divisions of Klahanie, PCDD shall release portions of this parcel for development, and a housing covenant shall be recorded which specifies the remaining MPD affordable housing obligation to be fulfilled within this parcel.
- B. Affordable housing covenants must be signed and recorded before any portion of this parcel is sold or before any plat is recorded or building permit issued. Because this is the final major residential phase of Klahanie, covenants shall be negotiated jointly by King County, the Klahanie developer, and the builder who will purchase the parcel.
- C. Rental housing that will be credited toward the MPD affordable housing requirements must meet the following criteria: The units must be rented to income-eligible households (low, moderate, and medium) at a rental rate no greater than 30% of household income. PCDD shall establish annually maximum incomes for low, moderate, and median-income households, adjusted for household size. Prior to issuance of the building permit, the property owner shall agree to report on household income, household size, and rental rate for a period of five years to assure compliance with the MPD requirements. A housing covenant shall be recorded which specifies the number of affordable units to be provided within the project.

The limit of 30% of income for rent is based on the standard used in federal housing programs. If this standard is changed, King county may increase the proportion of income dedicated to rent for units meeting the affordable housing requirements in Klahanie.

- D. For-sale housing that will be credited toward the MPD affordable housing requirement shall meet the following criteria: A housing covenant shall be recorded which specifies the number of affordable units to be provided for each income category (low, moderate, and median), the maximum income of households to purchase housing, and maximum house prices in each income category. PCDD shall establish annually maximum incomes for low, moderate, and median-income households, adjusted for household size. Maximum house



Klahanie Village Shopping Center

 Commercial Area

KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 78

OFFERED BY: Derdowski

Area Zoning Request # 410

Amend the Panel-recommended Area Zoning by designating the subject property BN-P.

BASIS:

- Does not meet the King County Comprehensive Plan locational requirements (Policy CI-305) because it would be too close other community business centers and the Issaquah activity center and it would not be located at the intersection of two principal arterials.
- Does not meet the King County Comprehensive Plan service area requirements (Policy CI-302) since existing community business centers are adequate to serve the expected growth in the planning area.
- Not consistent with the original MPD agreement which showed the commercial center at a more central location and specified that it should be large enough to serve the everyday shopping needs of Klahanie residents.

KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 79

OFFERED BY: Pullen

Amend the Panel-recommended East Sammamish Community Plan by revising propose policy CI-9 as follows:

Support services shall only make up 20% of the total land area designated for Employment Center development and shall be located in such a way that encourages safe pedestrian access from surrounding existing and planned industrial and office development. Properties with existing retail uses at the intersection of E Lake Sammamish Parkway and SE 56th Street should be designated for office, light industrial and retail uses.

Amend. # 78

10847

sp lots.a ArcView: 1 Tools

File Windows Help

Identify Parcel 12820

parcel-no	1424069093
acres	8.78
int89	S-R-P
zone-esec	BC-P
zone-old	BC-P
zone-panel	BC-P
zone-noact	BC-P
taxpayer	LOWE ENTERPRISES NW I

Identify Parcel 12902

parcel-no	1424069090
acres	4.03
int89	S-R-P
zone-esec	BC-P
zone-old	BC-P
zone-panel	BC-P
zone-noact	BC-P
taxpayer	LOWE ENTERPRISES NW I

#410

10847

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT #

80

OFFERED BY: Derdowski

Amend the Panel-recommended East Sammamish Community Plan by revising propose policy CI-9 as follows:

Support services shall ~~only~~ make up ~~20%~~ ~~no more than~~ ~~35%~~ of the total land area designated in the ~~East Sammamish Plan~~ for Employment Center development and shall be located in such a way that encourages safe pedestrian access from surrounding existing and planned industrial, ~~and~~ office ~~and~~ retail development.

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 81 OFFERED BY: Cynthia Sullivan

Bush Lane Subarea: Area Zoning Request # 270, 271, 273-276, 280, 283, 285, 289 and 341

Amend the Panel-recommended Land Use Map for portions of the subject area, as shown on the attached map, from Commercial/Office to Multifamily

Amend the Panel-recommended Land Use Map for portions of the subject area, as shown on the attached map, from Commercial/Office to Industrial/Employment Center

Amend the the Panel-recommended Area Zoning by redesignating portions of the subject area, as shown on the attached map, from GR-5 (RM-900-P) to M-P-P

Amend the the Panel-recommended Area Zoning by redesignating portions of the subject area, as shown on the attached map, from GR-5 (RM-900-P) to RS-9600 (RD-3600)

Amend the the Panel-recommended Area Zoning by redesignating portions of the subject area, as shown on the attached map, from GR-5 (RM-900-P) to RM-1800



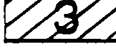

10847

AMENDMENT #81

Lakeside Properties

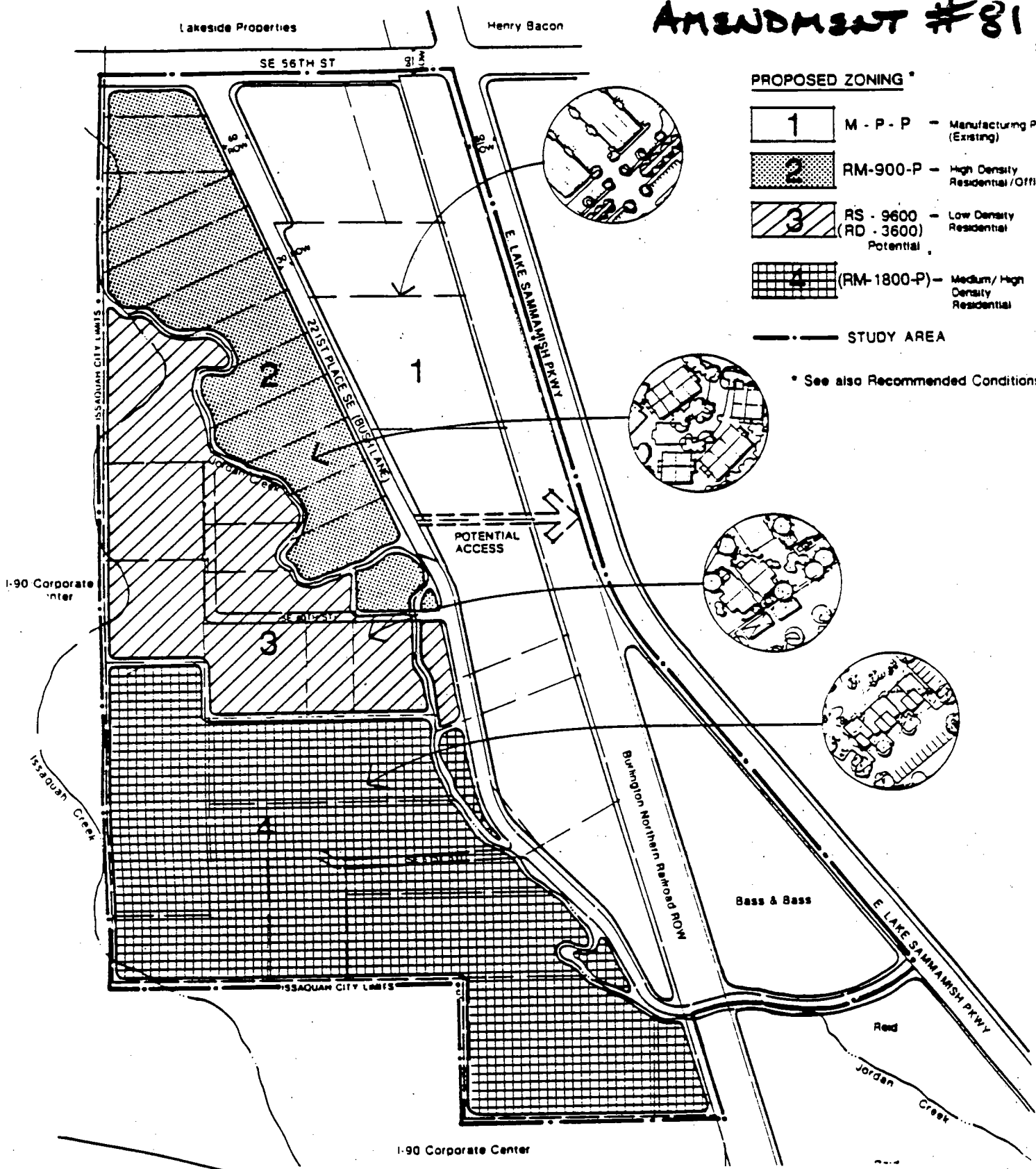
Henry Bacon

PROPOSED ZONING *

-  1 M - P - P - Manufacturing Park (Existing)
-  2 RM-900-P - High Density Residential/Office
-  3 RS - 9600 - Low Density Residential
RD - 3600 Potential
-  4 (RM-1800-P) - Medium/High Density Residential

--- STUDY AREA

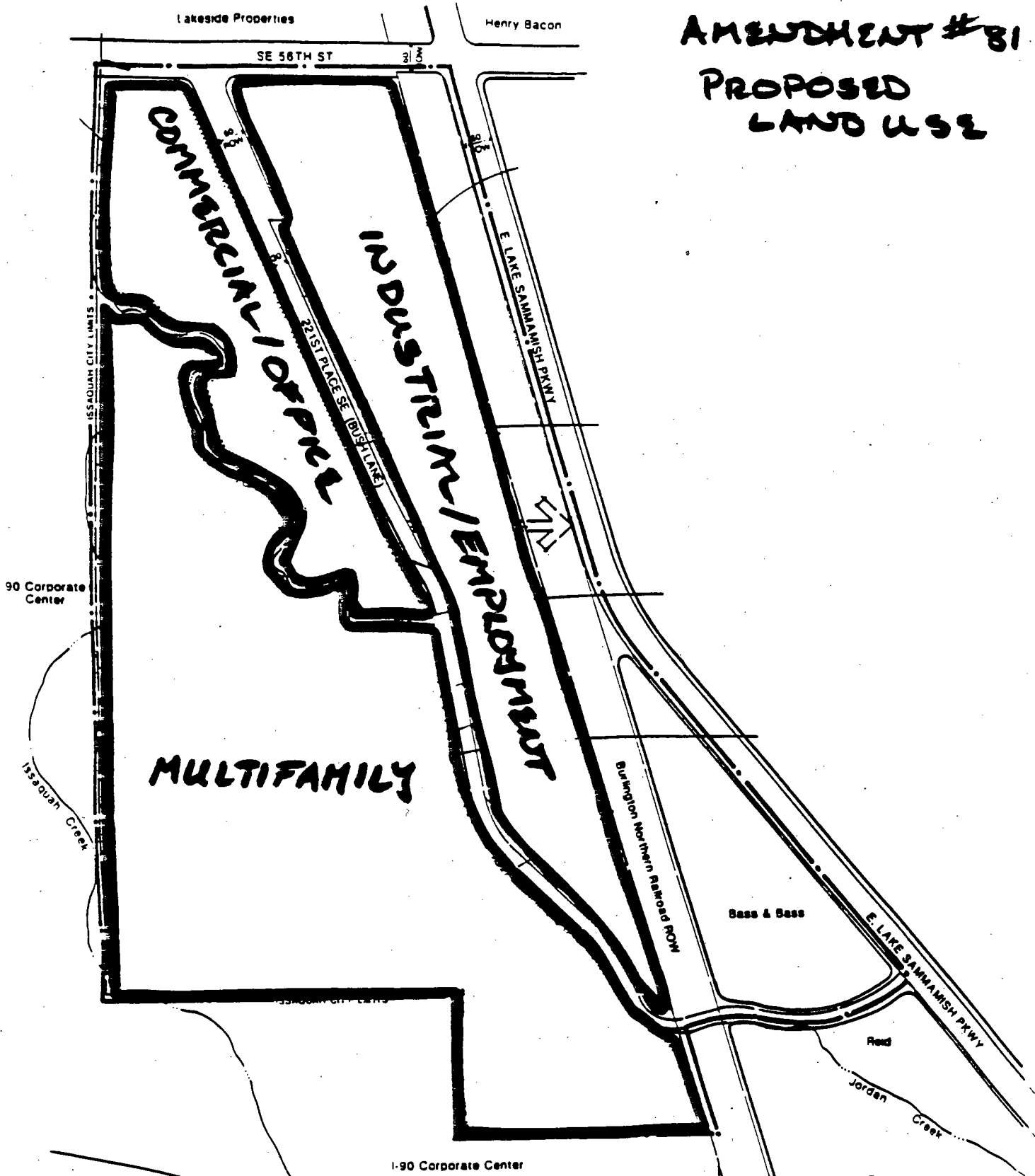
* See also Recommended Conditions



10847

AMENDMENT #81

PROPOSED
LAND USE



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10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 82 OFFERED BY: Derdowski

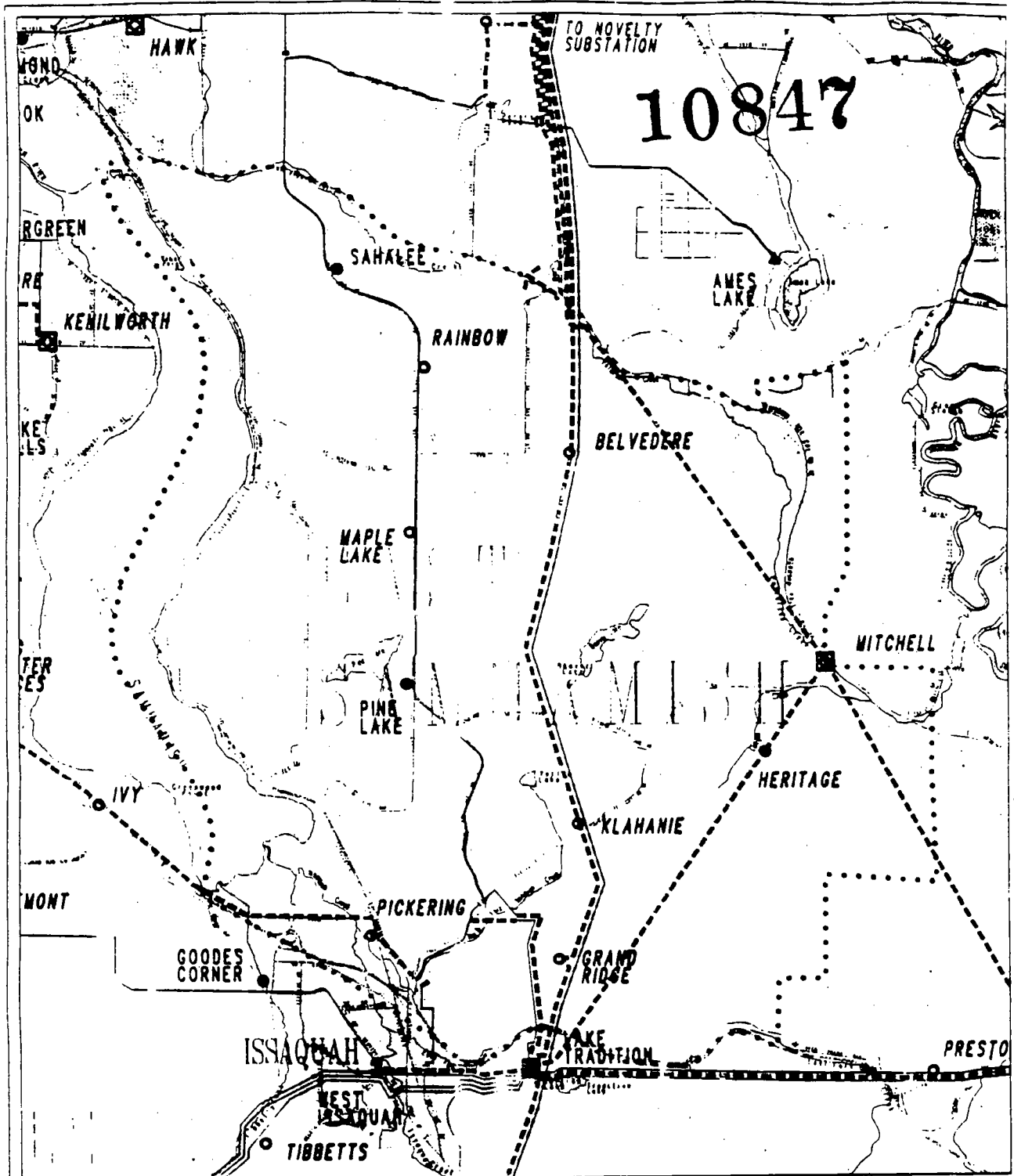
Puget Power Transmission Project Map

Amend the Puget Power Transmission Project Map by adding the information shown on the January 1993 Puget Power Map (attached) with the following note:

Note: This map is provided for informational purposes only and does not represent any endorsement of the proposed facilities shown herein.

BASIS;

The January 1993 Puget Power Map depicts facilities owned and operated by Puget Power and proposed facilities in the planning area.



Map 2
**ELECTRICAL
 TRANSMISSION SYSTEM
 PROPOSED FACILITIES**
 KING COUNTY
 EAST SAMMAMISH
 PLANNING AREA

LEGEND
 EXISTING TRANSMISSION LINES
 230KV
 PROPOSED TRANSMISSION LINES
 230KV

STATIONS
 FACILITY OTHER FACILITY
 TRANSMISSION SWITCH DISTRIBUTION
 OTHER facility owned/operated by utility other than Puget Power

Note: This map is provided for informational purposes only and does not represent any endorsement of the proposed facilities shown herein.
 Proposed facilities shown on this map schematically depict general locations and possible alignments based on Electric System demand forecasts and are subject to change as forecasts are updated. Proposed alignment spacing along existing transmission lines indicate the location of these facilities.

DRAFT

For further information contact: Gerry Frye (206) 442-3035
 Puget Sound River & Light Co., P.O. Box 97014, Puyallup, WA 98409-0114
PUGET POWER Land Planning 05
 January 1993

10847

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 83 OFFERED BY: Derdowski

Amend the Panel-recommended East Sammamish Community Plan by revising proposed policy FS-10 as follows:

FS-10 Public sewers are the preferred method for wastewater treatment in Urban Areas, including Urban Reserve Areas. ~~Areas that are currently served by properly functioning septic systems should not be included within the sewer local service area. Extensions of the local service area boundaries into these areas should occur only as a result of a documented public health hazard or in conjunction with a development proposal.~~

in areas with little development potential

KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 84

OFFERED BY: Derdowski

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

New Policy

To promote efficient provision of urban services and protect important aquatic habitat, sewers should not be extended into the Snoqualmie River Basin except in response to documented threats to public health from failing septic systems.

KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 85 OFFERED BY: Laing/Derdowski

Amend proposed policy T-13 to read as follows:

T-13 Metropolitan King County Government should establish Park and Ride facilities in the East Sammamish Community Planning Area. Park and Ride facilities should be built along 228th Avenue and/or adjacent to and connect with existing or proposed community or neighborhood centers or within the employment center located around the intersection of E. Lake Sammamish Parkway and SE 56th Street. Establishment of a site near, but to the north of, I-90 should be a high priority response to current and anticipated I-90 access problems.

BASIS: A transit center is proposed as part of a Grand Ridge MPD but approval of the MPD, as proposed by the Executive, may depend upon unresolved groundwater issues. Even if an MPD is approved as part of this plan, it could be many years before a transit center is built, with I-90 access problems increasing in the interim.

A park and ride along E. Lake Sammamish Parkway might be feasible in the short-term through either land acquisition of a long-term lease. Location of a park and ride there could alleviate I-90 access problems that are central to the Growth Reserve discussion.

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

10847

AMENDMENT # 86

OFFERED BY: Greg Nickels

Add the following new policy to the Transportation Chapter:

~~The METROPOLITAN~~ Government shall (Sullivan friendly amendment)
~~King County and Metro should cooperatively~~ address the transit needs of planning
area residents. A jointly-funded study should be conducted in a currently-
developed area representative of the range of densities and housing types planned
for the urban area of East Sammamish. The study should include a survey of
residents present commuting patterns as well as non-work-related travel and
preferences for transit improvements. Innovative transit solutions should be
investigated to identify those that might best respond to the identified needs of
area residents and a pilot project should be funded to implement the study's
findings.

Amend the list of Transportation Improvement Projects to include the following
project:

Project Name Plateau Transit Study

Priority High

1992 Cost \$50,000

Agency ~~The METROPOLITAN~~ Government (CS friendly)
King County and Metro

CIP New

Description Conduct a study of transit alternatives to serve current and
planned urban densities and identify the elements of a pilot
program to test the feasibility of expanded transit service for the
planning area.

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 87

OFFERED BY: Pullen

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

NEW POLICY

An Historic district designation for the West Beaver Lake neighborhood (near the corner of SE 24th & West Beaver Lake Drive) should be pursued directly with the King County Office of Historic Preservation.

BASIS:

This neighborhood is made up of old summer cabins, some dating more than 60 years. These cabins give Beaver Lake its neighborhood character. These structures have disappeared from other urban lakes. These cabins are an important source of affordable housing in the Sammamish Plateau. Jeanne Detlor's residence, build in 1926 should be added to the Historic Resources Inventory.

10847

KING COUNTY COUNCIL

EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING REVIEW

AMENDMENT NUMBER: 68

OFFERED BY: LAING

TOPIC: P-suffix conditions relating to basin plans

Add to Chapters III Surface Water Management P-suffix Conditions and to Chapter IV Clearing and Grading P-suffix Conditions, the following paragraph:

The P-suffix conditions in this chapter shall be subject to review and possible modification or replacement in each of the basins, without a plan amendment study, upon completion of council review and adoption of the East Sammamish and Issaquah Creek Basin Plans, and the proposed ordinance implementing the Bear Creek Basin Plan. The standards for the Patterson Creek Drainage Basin shall also be subject to reconsideration for consistency with the East Sammamish Basin Plan.

KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # 89 OFFERED BY: SIMS

Revise the Potential Zone Reclassification Requirements to read as follows:

King County may reclassify GR-5 zoning, in whole or in part, to its potential zone, or it may accept an application for a zone reclassification, ~~or accept an application for a Master Planned Development in the Grand Ridge subarea,~~ when:

- a. Domestic water supplies are adequate to support planned growth, by virtue of an intertie between the Plateau and the regional water supply in cooperation with Seattle, or the development of new ground water resources, or conservation measures sufficient to guarantee capacity, or the property is located in or can be served by the Northeast Sammamish Sewer and Water District; and
- b. Updated road adequacy standards which provide for mobility to employment centers are adopted by the King County Council, and proposed development will comply with the standards; and access to I-90 for properties not located in Northeast Sammamish Sewer and Water District is determined to be adequate based upon those standards; and county roads providing (and city (BL friendly))
- c. The East Lake Sammamish, and Issaquah Creek Basin and Nonpoint plans are adopted, and those projects that are identified by the Council during adoption of those plans as necessary to accommodate future growth while also protecting and improving water quality are operational; and
- d. The serving utility can provide electrical service to new development consistent with its public service obligations; and
- e. King County's Park, Recreation and Open Space Functional Plan is adopted, setting standards to assure appropriate levels of park and recreation services, and new development will not bring service levels below those standards; and

MR. DERDOWSKI MOVE AMENDMENT NO. 10
PASSED 3-1, PB "NO"
MR. DERDOWSKI MOVE RECONSIDER AMENDMENT NO. 10
FAILED 4-5, BD, BL, LP, RS "YES"

KING COUNTY COUNCIL **10847**

EAST SAMMAMISH COMMUNITY PLAN UPDATE AND AREA ZONING

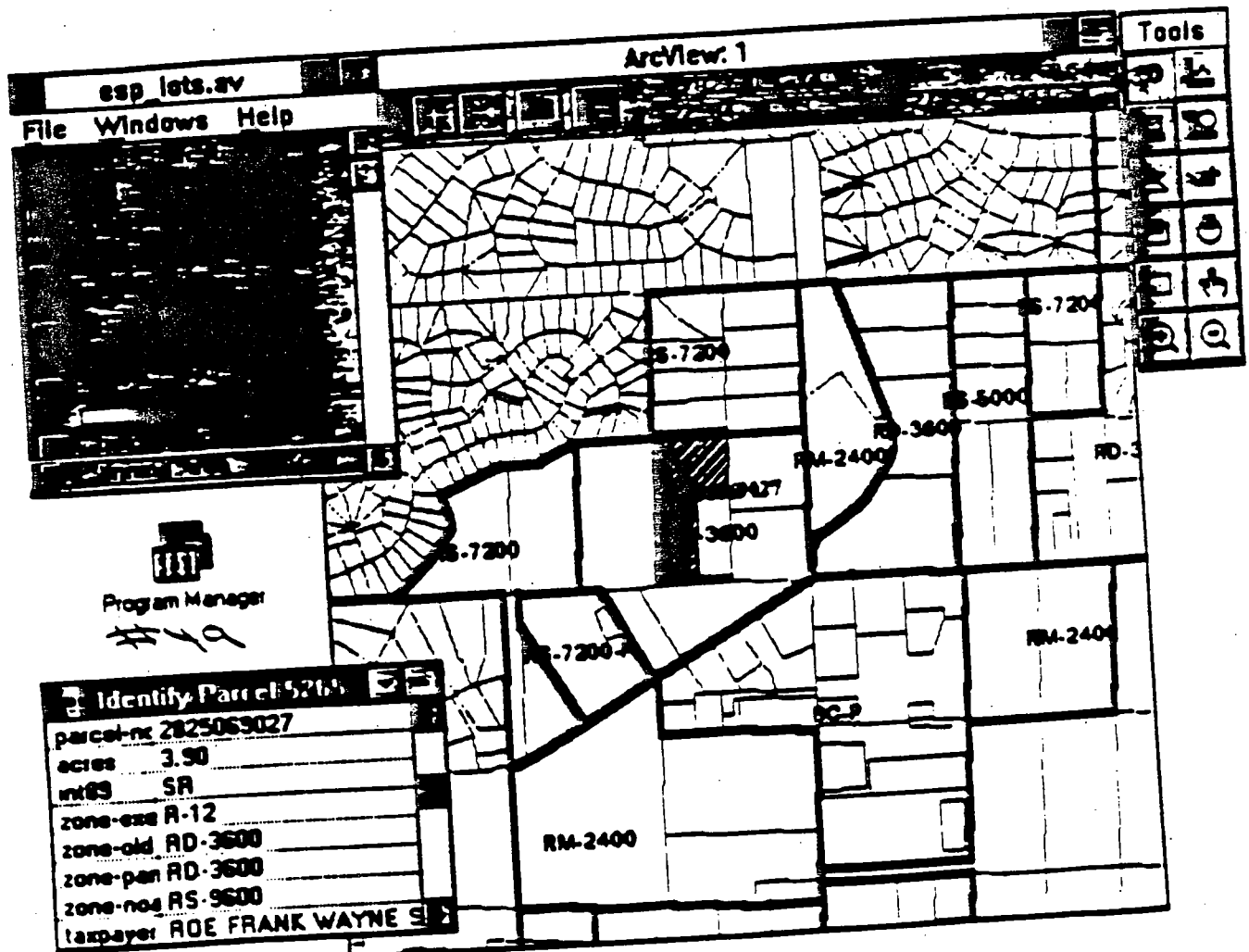
AMENDMENT # **90**

OFFERED BY: Derdowski

Area Zoning Issue # 49

Amend the Executive's proposed Land Use Map by designating Tax lot 27, located in Section 28-25-6 to Multifamily.

Amend the Executive's proposed Area Zoning by designating the tax lot 27 to GR-5 potential RM-2400.



AMENDMENT #91 (VERBAL)

Regarding tabled Aldarra/Trossarchs motion:

MR. DERDOWSKI MOVE to designate this area growth reserve,
potential S-C.

FAILS 1-7, BD "YES", KP EXC.

MR. DERDOWSKI MOVE growth reserve, potential 15,000.

FAILS 4-5, BD, CS, RS, BL "YES"

KING COUNTY COUNCIL

10847

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # d2 OFFERED BY: Sims

Add the following to the end of the first paragraph on page 259 of the Executive Proposed Area Zoning;

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.

10847

KING COUNTY COUNCIL

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

AMENDMENT # 93 OFFERED BY: SIMS

Amend Chapter IV of the Area Zoning, Clearing and Grading P-Suffix Conditions, Vegetation Retention in Rural Areas section, as follows:

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

Vegetation Retention in Rural Areas- Areawide

Protection of natural vegetation coverage moderates surface water runoff and erosion and protects the integrity of stream channels. Removing forest cover increases the peak rate of surface runoff. Forest cover intercepts falling rain, absorbs water through roots and creates an absorbent duff layer on the forest floor.

The standards in this section apply to all rural zoned land in the planning area (except for the stricter limits set forth in Chapter III of the Area Zoning for Master Drainage Plans).

1. ~~In the Rural Area zones (AR-2.5, AR-5, AR-10) the following a 35 percent limits on clearing and other site disturbance shall apply to the gross area of a proposed subdivision or of an individual lot, depending on the type of development application. If applied to a subdivision, individual lots within the subdivision are not subject to the requirements yet again at the time of building-permit application. each lot in a subdivision or short subdivision within the ((drainage basins specified below)) Rural Area zones (except for the stricter limits set forth in Chapter III of the Area Zoning for specified drainage basins):~~

Lot Size	Maximum Disturbance Allowed
2.5 acres or smaller	35 percent
Over 2.5 acres to 5 acres	25 percent
Over 5 acres	20 percent

All acreage, except streams and wetlands, required by the SAO to be set aside may be counted toward meeting the above requirement.

2. ~~Separate Tract Alternative. As an alternative to the lot size based limits set forth above, lots may be clustered as provided in the AR zone and ((the required percentage)) 65 percent of the site ((in undisturbed areas)) shall then be. In a subdivision or short subdivision, that part of the site that is undisturbed may be included in separate permanent open space tracts, which shall remain undisturbed except for selective logging or other resource-based activities allowed under a management plan approved by the King County ((Surface Water Management)) Division of Development and Environmental Services.~~

~~All acreage, except streams and wetlands, required by the SAO to be set aside may be counted toward meeting the above requirement.~~

~~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.~~

3. The limits on clearing and other site disturbance in sections 1. and 2. above may be waived for the following conditions:

a. These clearing limits may be waived for rural zoned lands that are to be developed for public uses such as schools, fire stations, parks and publicly built roads. Where these clearing standards are waived, onsite detention requirements are not subject to the threshold criteria in the King County Surface Water Design Manual. Where conflicts exist between clearing standards, the most restrictive shall apply.

b. The percentage of cleared 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 areas that have been cleared in violation of this section if the remaining forested land does not meet the standards defined above. 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.

4. The clearing limits and any conditions for waiver of the clearing limits specified in the above sections apply to all rural zoned properties located within the East Sammamish planning area and are not subject to the threshold criteria in the King County Surface Water Design Manual.

10847

~~BASIS:~~

~~Executive-requested technical corrections (County Executive Hill Surface Water Management, and Department Division of Development and Environmental Services). This action is consistent with Panel Review Panel approved policies NE-2, NE-3 and NE-4.~~

10847

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # _____ OFFERED BY: _____

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 Basin and Nonpoint Action Plan, 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).

Vegetation Retention in Rural Areas

Protection of natural vegetation coverage moderates surface water runoff and erosion and protects the integrity of stream channels. Removing forest cover increases the peak rate of surface runoff. Forest cover intercepts falling rain, absorbs water through roots and creates an absorbent duff layer on the forest floor.

- 1. In the Rural Area zones (AR-2.5, AR-5, AR-10) the following limits on clearing and other site disturbance shall apply to each lot in a subdivision or short subdivision within the ((drainage-basins-specified below)) Rural Area zones (except for the stricter limits set forth in Chapter III of the Area Zoning for specified drainage basins):

Lot Size	Maximum Disturbance Allowed
2.5 acres or smaller	35 percent
Over 2.5 acres to 5 acres	25 percent
Over 5 acres	20 percent

All acreage, except streams and wetlands, required by the SAO to be set aside may be counted toward meeting the above requirement.

- 2. Separate Tract Alternative. As an alternative to the lot size-based limits set forth above, lots may be clustered as provided in the AR zone and ((the-required-percentage)) 65 percent of the site ((in-undisturbed areas)) shall then be included in separate permanent open space tracts, which shall remain undisturbed except for selective logging or other resource-based activities allowed under a management plan approved by the King County ((Surface-Water-Management)) Division of Development and Environmental Services.

All acreage, except streams and wetlands, required by the SAO to be set aside may be counted toward meeting the above requirement.

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.

10847

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # _____ OFFERED BY: _____

Amend Chapter V of the Area Zoning, Wildlife Corridor/Urban Separator P-Suffix Conditions as follows:

The following P-suffix conditions implement ESCP policies GM-((14)) 15, NE-9, NE-10, R-((6)) 5, and R-17, and KCCP policies E-104, E-202 and E-303.

Permanent open space for wildlife corridors and urban separators shall be secured through lot clustering on all parcels of land within the S-C zoned lands shown on the Area Zoning map (see the half-section maps that will be prepared for the adopted Area Zoning for specific parcels affected by these P-suffix conditions) as follows:

1. At least 50 percent of the site are being subdivided or developed shall be placed in a separate tract or tracts of undisturbed open space, except for trails or other non-intensive passive recreation improvements authorized by the Department.
2. A management plan for the tract or tracts shall be prepared which specifies the permissible extent of recreation, forestry or other uses compatible with preserving and enhancing the wildlife habitat value of the tract or tracts.
3. The permanent open space tract or tracts shall be located on the site to maximize continuity with the wildlife corridor/urban separator designation on adjacent properties, as shown on the East Sammamish Community Plan Map. If adjacent properties are already subdivided pursuant to these P-Suffix conditions, the proposed open space tracts or tracts shall be located to maximize continuity with the open space tracts already created on the adjacent properties.
4. Where the designated corridor includes streams or wetlands required to be protected under the Sensitive Areas Ordinance(SAO), an additional 50 feet shall be added to the SAO-required undisturbed buffer on all edges. The additional buffer area shall be given full credit for calculating the site's project density. In corridor segments not regulated by the SAO, the permanent open space tract or tracts shall be located so as to provide a 300-foot-wide undisturbed corridor when it is possible to do so without reducing development density. This 300-foot-wide goal also may be achieved in conjunction with existing or prospective open space tracts on adjoining properties.

10847

BASIS:

Executive-requested technical corrections (Surface Water Management and Division of Development and Environmental Services). This action is consistent with Panel Review Panel approved policies NE-2, NE-3 and NE-4.

- B. Any recreation space located outdoors shall:
1. Be of a grade and surface suitable for recreation;
 2. Be on the site of the proposed development;
 3. Contain at least 5,000 square feet in area, provided that when more than one recreation space is proposed, only one of the proposed recreation spaces is required to meet the area requirement;
 4. Have no dimension less than 30 feet (except trail segments);
 5. In single detached or townhouse subdivision development, have a roadway or pavement area frontage along 10 to 50 percent of the recreation space perimeter (except trail segments);
 6. Be centrally located and accessible and convenient to all residents within the development;
 7. Be connected by trail or walkway to any existing or planned community park, public open space or trail system, which may be located on adjoining property.
 8. Indoor recreation areas may be credited toward the space requirement;
 9. If located in developments in the S-E, S-C and RS zones 20 acres or larger in size, be at least one acre in size and within walking distance of all residents and with opportunities for active recreation on at least 50 percent of its area.

II. Improvements and Maintenance

- A. All apartment, townhouses, and mixed use development, excluding senior citizen apartments, shall provide tot/children play areas within the recreation space except when such facilities are available on properties within a 1/4 mile that are developed as public parks or playgrounds and are accessible without the crossing of arterial streets.
- B. If any play apparatus is provided in the play area, the apparatus shall meet Consumer Product Safety Standards for equipment, soft surfacing and spacing, and shall be located in an area that is at least 400 square feet in size with no dimension less than 20 feet, and adjacent to main pedestrian paths or near building entrances.
- C. Unless the recreation space is dedicated to King County pursuant to subsection D, maintenance of any recreation space retained in private ownership shall be the responsibility of the owner or other separate entity capable of long-term maintenance and operation in a manner acceptable to the Parks Division.
- D. Recreation space may be dedicated as a public park when the following criteria are met:
1. The dedicated area is at least 20 acres in size, except when adjacent to an existing or planned county park; and
 2. The dedicated park provides one or more of the following:
 - a. Shoreline access;
 - b. Regional trail linkages;
 - c. Habitat linkages;
 - d. Recreation facilities, or
 - e. Heritage sites.

- E. If on-site recreation or space is not provided, the applicant shall pay a fee-in-lieu of actual recreation space. King County acceptance of this payment is discretionary, and may be permitted if the proposed on-site recreation space does not meet the criteria of this chapter, or the recreation space provided within a county park in the vicinity will be of greater benefit to the prospective residents of the development. Fees provided in-lieu of on-site recreation space shall be determined annually by the Parks Division on the basis of the typical market value of the required recreation space land area prior to the development. Any recreational space provided by the applicant shall be credited toward the required fees.

BASIS:

The amendment is consistent with Council Review Panel action on approved policies P-11, P-23, P-31 and R-17. This is an Executive requested technical correction.

KING COUNTY COUNCIL

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

AMENDMENT # _____ OFFERED BY: _____

Amend Chapter VII of the Area Zoning, On-Site Recreation Space and Parks P-Suffix Conditions as follows:

The P-suffix conditions set forth in this chapter shall expire and be superceded if Countywide requirements for on-site recreation space and mitigation of impacts on park services are adopted as part of KCC Title 21. In case of a conflict with the requirements of KCC Chapter 19.38, the stricter requirements shall apply.

The following P-suffix conditions implement ESCP policies P-((13)) 11, P-((20)) P-((22-and)) 23, P-31, and R-((27-to-R-31)) 17, and KCCP policies E-205 and E-2-7 to E-211.

New subdivisions, short subdivisions, mobile home parks and multifamily permits in the S-E, S-C, RS-15000, RS-9600, RS-7200, RS-5000, RD-3600, RM-2400 and RM-1800 zones shall provide on-site recreation space or park sites in compliance with chapter VII of the Area Zoning.

Subdivisions and short subdivisions in the GR-5 zone also shall meet these requirements by dedicating and improving a site based on the site's potential zoning. If a fee-in-lieu of land is allowed, it shall be prorated to the number of lots allowed on the site by the GR-5 zone; the remainder of the fee shall be collected upon development of the reserve tract. A tract or tracts of land set aside to meet this requirement may be located on the reserve tract, and shall be located to provide recreation opportunities for all lots permitted by the site's potential zoning.

I. Quality and Amount of Spaces

A. The amounts of recreation space required by dwelling unit type are:

- 1. Single detached and Townhouse --390 square feet per unit (and if development size is 20 acres or more, be at least one acre in size);
- 2. Mobile home park --260 square feet per unit;
- 3. Apartment
 - a. Studio and one bedroom --90 square feet per unit;
 - b. Two bedroom -- 130 square feet per unit;
 - c. Three or more bedroom --170 square feet per unit;

2. All non-residential buildings set back more than 100 feet from the public right-of-way shall provide for direct pedestrian access from the building to buildings on adjacent lots; and
 3. Pedestrian walkways across parking areas shall be located as follows:
 - a. If walkways run parallel to the parking rows at least one walk way shall be provided for every four rows. Rows without walkways shall be landscaped or contain barriers or other means to encourage pedestrians to use the walkways; and
 - b. If the walkways run perpendicular to the parking rows no parking space shall be further than ten parking spaces from a walkway. Landscaping, barriers or other means shall be provided between the parking rows to encourage pedestrians to use the walkways; and
- C. Pedestrian access and walkways shall meet the following minimum design standards:
1. Access and walkways shall be well lit and physically separated from driveways and parking spaces by landscaping, berms, barriers, grade separation or other means to protect pedestrians from vehicular traffic;
 2. Access and walkways shall be a minimum of 60 inches of unobstructed width and meet the surfacing standards of the King County Road Standards for walkways or sidewalks;
 3. Access (~~shall be usable by the mobility-impaired and~~) shall be designed and constructed to be easily located by the sight impaired pedestrian either by grade change, texture or other equivalent means;
 4. A crosswalk shall be required when a walkway crosses a driveway or a paved area accessible to vehicles;
 5. Wherever walkways are provided, raised crosswalks or speed bumps shall be located at all points where a walkway crosses the lane of vehicle travel;
 6. Where the building entrance is more than 250 feet from the public right-of-way, a sheltered rest area may be required at the public street; and
- D. Blocks in excess of 900 feet shall be provided with a crosswalk at the approximate midpoint of the block.

BASIS:

The amendment is consistent with Council Review Panel action on approved policies R-19, R-20, CI-10i, T-18, and T-19. This is an Executive requested technical correction (the issue of access design standards for mobility impaired is dealt with in the Uniform Building Code).

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # _____ OFFERED BY: _____

Amend Chapter VI of the Area Zoning, Pedestrian Circulation P-Suffix Conditions as follows:

The P-suffix conditions set forth in this chapter shall expire and be superceded if comparable Countywide requirements are adopted as part of KCC Title 21.

The following P-suffix conditions implement ESCP policies R-((24-to-R-26)) 19, R-20, CI-((1K))10i, T-18 and T-19, and KCCP policy F-234.

New development on B-N and B-C-zoned lands, new multifamily development, and new subdivisions and short subdivisions within all Urban residential lands zoned RS-15,000, RS-9600, RS-7200 or RS-5000, and interim development within the GR-5 zone shall provide pedestrian access onto the site.

- A. Pedestrian access points shall be provided at all pedestrian arrival points to the development including property edges, adjacent lots, abutting street intersections and mid-block crosswalks, existing transit stops and at least every 900 feet of consecutive perimeter street frontage. Pedestrian access shall be located as follows:
 - 1. Access points at property edges and to adjacent lots shall be coordinated with existing development to provide circulation patterns between developments; and
 - 2. Residential developments shall provide links between cul-de-sacs or groups of buildings to allow pedestrian access from within the development and from adjacent developments to activity centers, parks, common tracts, open spaces, schools, or other public facilities, transit stops and public streets.

- B. Pedestrian walkways shall form an on-site circulation system that minimizes the conflict between pedestrians and traffic at all points of pedestrian access to on-site parking and building entrances. Pedestrian walkways shall be provided when the pedestrian access point or any parking space is more than 75 feet from the building entrance or principal on-site destination and as follows:
 - 1. All developments which contain more than one building shall provide walkways between the principal entrances of the buildings;

5. Permanent open space in compliance with all of the above the corridor-related P-suffix conditions, except the increased buffer around streams and wetlands, may also include undisturbed open space to meet any other applicable requirements, such as surface water management. If a trail or other non-intensive recreation improvement is authorized by the Department, the improvement and its land area may be credited toward the development's on-site recreation requirement.

BASIS:

The proposed amendments are consistent with Council Review Panel action on approved policies GM-15, NE-9, NE-10, R-5 and R-17.

- 3. For lands designated for multifamily residential development and having their primary vehicular access to East Lake Sammamish Parkway, updated road adequacy standards are adopted by the King County Council; and
- 4. The East Lake Sammamish, and Issaquah Creek Basin and Nonpoint plans are adopted, and those projects that are identified by the Council during adoption of those plans as necessary to accommodate future growth are operational; and
- 5. The serving utility can provide electrical service to new development consistent with its public service obligations; and
- 6. King County's Park, Recreation and Open Space Plan is adopted.

Different subareas of the planning area may meet these conditions at different times; therefore specifically defined subareas containing groups of properties in similar circumstances (e.g., all sharing a common primary freeway access point) may be reclassified from Growth Reserve sooner than others.

Bush Lane Addition - Employment Center

The zoning for this area is Growth Reserve, 1 du per 5 acre with a potential zone of Office Development only, GR-5 (Potential RM-900-P). In addition to meeting the conditions stated above for actualizing the potential zone, a plan amendment study also shall be required. The purpose of the plan amendment study is to assure that all properties in the Bush Lane Addition are planned together, and that the development plan is consistent with the land use plans and policies of the City of Issaquah.

BASIS:
The amendment is consistent with Council Review Panel action on approved policies GM-4 and GM-5.

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # _____ OFFERED BY: _____

Amend Chapter X of the Area Zoning, Potential Zone Reclassification Requirements as follows:

The following P-suffix conditions implement ESCP policies GM-4 and GM-5, and KCCP policy R-202 B.

Urban Residential Areas Designated Urban Growth Reserve

Potential zones are applied to properties with a base zone, under which some uses and densities are permitted outright, and a potential zone, which allows a different use or density when certain conditions have been met. Potential zones are designated when a given zone is desirable at a certain location, but the circumstances surrounding development of the site under the potential use require additional information, design review or phasing with public services. The criteria for actualizing the proposed potential zones in the East Sammamish area are listed on the following pages. These criteria must be met before the potential zone can be actualized. The zones will be actualized by an ordinance amending this area zoning document consistent with the ESCP's policies and plan map. This process may include either the entire planning area or a defined subarea, depending on the extent which the reclassification criteria of ESCP policies GM-4 or GM-5 are met. Individual reclassification requests may also be considered, if they meet the criteria in policy GM-4 or for certain multifamily developments, the criteria in policy GM-5.

King County may reclassify GR-5 zoning, in whole or in part, to its potential zone, or it may accept an application for a zone reclassification, ((or accept an application for a Master Planned Development in the Grand Ridge subarea,)) when King County finds that by the time a development is ready to be occupied the following criteria will be met:

1. Domestic water supplies are adequate to support planned growth, by virtue of either an intertie between the Plateau and the regional water supply in cooperation with the City of Seattle, or the development of new ground water resources, or conservation measures sufficient to guarantee capacity, or the property is located in or can be served by the Northeast Sammamish Sewer and Water District; and
2. Updated road adequacy standards are adopted by the King County Council and access to I-90 for properties not located in Northeast Sammamish Sewer and Water District is determined to be adequate, based upon those standards; ((and)) or

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # _____ OFFERED BY: _____

Amend Chapter XII of the Area Zoning, Mineral Resource Extraction P-Suffix Conditions as follows:

The P-suffix conditions set forth in this chapter shall expire and be superceded if Countywide requirements are adopted as part of KCC Title 21.

The following P-suffix conditions implement ESCP policies RL-6 to RL-9, and apply to all QM-P zoned land in the planning area.

1. All extractive operations shall be subject to review of development, operating and reclamation standards every 5 years from date of permit issuance.
2. The review shall be conducted by the Manager of DDES through grading permit review, as provided in KCC Title 16.
3. The review shall be used to ascertain consistency with the most current standards and to establish any new conditions necessary to mitigate identified environmental impacts.

BASIS:

The amendment is consistent with Council Review Panel action on approved policies RL-6 through RL-9. This is an Executive requested technical correction.

10847

KING COUNTY COUNCIL

East Sammamish Community Plan Update and Area Zoning Review

Amendments to Substitute Ordinance 92-597

AMENDMENT # _____ OFFERED BY: _____

Delete Chapter XI of the Area Zoning, Proposed Master Planned Development P-Suffix Conditions as follows:

((Chapter XI, ----- Proposed Master Planned Development P-Suffix Conditions

The following P-suffix conditions implement ESCP policies GM-16 and GM-17 (Chapter II), and KCCP policy PI-206. The plan calls for consideration of redesignation of the western portion of Grand Ridge to Urban through a plan amendment study. The plan amendment study may begin once the Issaquah Wellhead Protection Study is complete and the Grougn Water Management Plan is adopted by the State Department of Ecology. Land use decisions should be compatible with the findings of the Wellhead Protection Study and the adopted Grougn Water Management Plan. Should the conclusion of the Plan amendment study recommend urban on the western portion of Grand Ridge, urban development should occur through a Master Plan Development (MPD). An MPD on this site shall meet the following conditions:

A. The reclassification of the site's Rural Area zoning shall meet the phasing criteria set forth in ESCP policies GM-16 and GM-17 and Chapter X of this area zoning document.

B. Improved access to I-90 shall be operational at the time any part of the development becomes available for occupancy. The MPD proponent shall contribute right-of-way and funds based on its prorata share of traffic volume projected for the year 2000 to interchange improvements and a new arterial to provide access to I-90, or build these improvements itself if it desires to proceed in advance of the schedules for public completion of them. The development shall provide a regional Park and Ride facility; location, size and design shall be determined in cooperation with METRO. The development shall contribute right-of-way for a regional trail, location of which will be determined by the King County Parks Division. The commercial portion of the MDP shall provide at least 20 park and pool parking spaces.

C. The MPD site is within the City of Issaquah's Municipal Urban Growth Area. Review of the MPD application shall proceed in close consultation with the City of Issaquah, and shall comply with the

city's policies and regulations, whether or not it is annexed to the city at the time the application is filed.

- D. --- The minimum site size for an MPD permit application shall be not less than 80 acres, including up to one-half of any abutting public right-of-way. --- "Site size" for purposes of this requirement means contiguous land under one ownership or under the control of a single legal entity responsible for submitting an MPD permit application and for carrying out all conditions of approval.
- E. --- The MPD shall provide a mix of dwelling types and densities, provided the minimum average zoned base density shall be not less than five dwellings per acre of all portions of the site area allocated for residential development, and not less than 30 percent of the dwelling units shall be developed at a density of 12 or more units per acre.
- F. --- The MPD shall provide a mix of affordable housing. The mix shall be as follows:
1. --- At least ten percent of all residential units shall be affordable to low-income households. --- "Low-income" is an income level below 60 percent of the median household income for King County;
 2. --- At least ten percent of all residential units shall be affordable to moderate-income households. --- "Moderate-income" is an income between 60 and 80 percent of the median household income for King County;
 3. --- At least ten percent of all residential units shall be affordable to median-income households. --- "Median-income" is an income level between 80 and 100 percent of the median household income for King County;
 4. --- Median income for King County and affordable monthly housing payments based on a percentage of this income shall be determined annually by the department;
 5. --- Housing required by this section shall contain a mix of units designed for families and the elderly, and contain a mix of units designed to be accessible to handicapped persons. --- Elderly and handicapped units shall be distributed throughout the MPD site. Demographic or market data may be used by the developer of an MPD to support a proposed housing mix complying with this section;
 6. --- Housing required by this section shall be affirmatively marketed to racial minorities and handicapped persons.
- G. --- The MPD shall provide at least a neighborhood business center in accordance with the size and spacing policies of the Comprehensive Plan, or demonstrate that existing or proposed development in the City of Issaquah will meet the convenience shopping needs of MPD residents.
- H. --- On-site recreation requirements set forth in Chapter VI of this Area zoning document shall be waived for individual developments within the MPD, in lieu of which the MPD shall be required to set aside not less than 20 percent of gross site area for on-site

recreation-and-open-space-preservation---The-following-may-be credited-toward-the-20-percent-requirement:

- 1.----Private-parks-and-recreation-facilities-available-for-use-by the-general-public-free-of-charge-or-for-reasonable-usage fees;
- 2.----Public-parks-or-trails-improved-to-King-County-standards (during-MPD-review-King-County-will-determine-what-sites and/or-facilities-are-acceptable-for-dedication);
- 3.----Drainage-control-measures-having-open-space-or-recreational value-such-as-grass-lined-swales-or-artificial-lakes;-and
- 4.----Areas-preserved-in-a-natural-state-which-have-one-or-more-of the-open-space-attributes-set-forth-in-the-King-County-Open Space-Plan-and-would-otherwise-be-eligible-for-acquisition by-King-County-or-another-qualifying-agency:

I.----Impact-assessment-and-compliance-with-adopted-road-and-school adequacy-standards-shall-be-based-on-complete-development-of-the total-site-area-in-the-MPD-application.---Required-facility construction-and-dedication-and-other-mitigation-measures-may-be phased-in-conjunction-with-individual-zone-reclassifications; subdivisions;-or-other-land-use-approvals-consistent-with-their proportion-of-the-total-project:

J.----The-MPD-shall-be-served-with-public-water-and-sewer-systems.-No use-of-on-site-sewage-disposal-systems-shall-be-permitted.---The developer-shall-be-responsible-for-the-construction-of-all-on-site and-off-site-improvements-and-additions-to-water-and-sewer facilities-required-to-support-the-MPD.---If-other-properties benefit-from-the-improvements;-the-MPD-developer-may-secure participation-from-their-owners-through-latecomer-fees-or-other financial-arrangements.---Regardless-of-how-the-improvements-are funded;-they-shall-be-in-place-when-needed-to-serve-the-MPD-or-any completed-phase-thereof.)

BASIS:

The Executive Proposed ESCP recommended a Master Plan Development on the western portion of Grand Ridge through policy R-18. Policy R-18 was deleted by the Council Review Panel. The offered amendment is consistent with Council Review Panel action on approved policy GM-16.

10847

95

GM-16

The eastern portion of Grand Ridge shall retain its Rural designation and is not included within the UGA. Zoning for this eastern portion shall require rural clustering. The western portion of Grand Ridge that is less environmentally constrained shall also be retained in a Rural designation and is not within the urban growth area. Residential development within the western portion of Grand Ridge should require rural clustering. The western portion is substantially less constrained than the balance of Grand Ridge and redesignation to Urban may be considered through a plan amendment study, once the Issaquah Wellhead Protection Study is complete. ~~It also must comply with the Ground Water Management Plan when adopted by the State Department of Ecology.~~ Land use decisions should be compatible with the findings of the Wellhead Protection Study and the adopted Ground Water Management Plan. GM-16

approved (PB friendly)

Such plan amendment study also
(PB friendly amendment)

10847

Proposed Ordinance 92-597

Appendix A

Panel-Recommended Revisions to the Executive-Proposed East
Sammamish Community Plan Update

EAST SAMMAMISH COMMUNITY PLAN

GM-1	<p>King County should develop interlocal agreements with Issaquah, Redmond and the Muckleshoot Indian Tribe providing for timely agency notice, review and comment opportunity and staff consultation on proposed development within the impact area designated for each jurisdiction. The agreements should include, but not be limited to, review of:</p> <ul style="list-style-type: none"> a. Zoning reclassifications; b. Preliminary subdivisions; c. Master planned developments; d. Regional use and conditional use permits; e. Shoreline substantial development permits; and f. Threshold determinations under SEPA. 	12/13/92
GM-2	<p>Urban Reserve Areas shall be designated in East Sammamish for the purpose of phasing, with a residential density of one house per five acres, and with tight clustering of lots required to preserve the maximum possible amount of land for future development at urban densities. Projects Lands within the Reserve areas shown on the Plan Map shall not develop be reclassified at higher densities until adequate self-necessary facilities and services are available.</p>	12/15/92
GM-3	<p>Lands within the Urban Reserve Areas shall be given a potential zone, along with Growth Reserve zoning, consistent with the long-term land use policies for the East Sammamish planning area. Any substantiated development under Growth Reserve zoning shall disallow include "shadow-plots" to show probable future road alignments, parks and open space, and build-out density consistent with the site's potential zoning.</p>	01/25/93
GM-4	<p>Lands within the Urban Reserve Area should be reclassified to their potential zones, either through an amendment to the Area Zoning or an individual reclassification application, only when it can be demonstrated to King County and the County determines that area wide service deficiencies in water, roads, electrical service and parks are remedied or do not apply to a particular property or subarea. County approval of the reclassification should occur only when King County finds that by the time a development is ready to be occupied the following criteria will be met:</p> <ul style="list-style-type: none"> a. Domestic water supplies are adequate to support planned growth, by virtue of an intertie between the Placau and the regional water supply in cooperation with Seattle, or the development of new ground water resources, or conservation measures sufficient to guarantee capacity, or the property is located in or can be served by the Northeast Sammamish Sewer and Water District; and b. Updated road adequacy standards are adopted by the King County Council and access to I-90 for properties not located in Northeast Sammamish Sewer and Water District is determined to be adequate based upon those standards; and c. The East Lake Sammamish, and Issaquah Creek Basin and Nonpoint plans are adopted, and those projects that are identified by the Council during adoption of those plans as necessary to accommodate future growth are operational; and d. The serving utility can provide electrical service to new development consistent with its public service obligations; and e. King County's Park, Recreation and Open Space Plan is adopted. 	10842 01/25/93

CHAPTER 2 - GROWTH MANAGEMENT

GM-5

Lands within the Urban Reserve Area which have access to East Lake Sammamish Parkway, and which are designated for multifamily residential development and given a potential multifamily zone in the Area Zoning, should be reclassified to their potential zones, either through an amendment to the Area Zoning or an individual reclassification application, only when it can be demonstrated to King County and the County determines that area wide deficiencies in water, roads, electrical service and parks are remedied or do not apply to a particular property or subarea. County approval of the reclassification should occur only when King County finds that by the time a development is ready to be occupied, the following criteria will be met:

- a. Domestic water supplies are adequate to support planned growth, by virtue of an intertie between the Plateau and the regional water supply in cooperation with Seattle, or the development of new ground water resources, or conservation measures sufficient to guarantee capacity; and
 - b. Updated road adequacy standards are adopted by the King County Council; and
 - c. The East Lake Sammamish Basin Plan and Nonpoint Action Plan are adopted, and those projects that are identified by the Council during adoption of those plans as necessary to accommodate future growth are operational; and
 - d. The serving utility can provide electrical service to new development consistent with its public service obligations; and
- King County's Park, Recreation and Open Space Plan is adopted.

4/3/93

CHAPTER 2 - GROWTH MANAGEMENT

GM-6 The East Sammamish Community Plan designates municipal urban growth areas based on the following criteria. Urban Growth Areas should include only lands that:

- a. Rural Areas and Resource Lands must be protected from urban development pressures. Therefore, lands designated Rural or Resource under the KCCP are inappropriate in urban growth areas; and
- b. The urban area has been designated as a potential expansion area by Issaquah or Redmond; and
- c. The boundaries of the area promote and preserve neighborhood and community identity and efficient extension of urban services by considering topographical and physical features, including but not limited to bodies of water, highways, slopes, urban separators and sensitive areas; and
- d. The areas discourage urban sprawl by including only lands needed to accommodate population growth at sufficient densities to provide a range of housing, support transit and allow economic provision of services; or
- e. The areas discourage urban sprawl by including only lands already developed; and
- f. The boundaries of the area help prevent abnormally irregular jurisdictional boundaries.
 - a. Are within existing cities;
 - b. Exclude designated resource lands
 - c. Are already characterized by urban development that can be efficiently and cost effectively served by roads, water, sanitary sewer storm drainage, schools and other urban services, within the next 20 years;
 - d. Are bounded by recognized natural boundaries, such as watersheds, that impede provision of urban services;
 - e. Utilize geographical features which form a natural edge such as rivers and ridge lines;
 - f. Are adjacent to areas of environmental sensitivity so as to be able to support urban growth without major environmental impacts unless such areas are designated as an urban separator; and
 - g. Promote orderly and consistent growth and are needed to accommodate at least a 20 year growth projection.

01/25/91

GM-7

Growth Reserve shall not be applied on lands where sewer Utility Local Improvement Districts have been formed and the King county Council has approved the District's Comprehensive Utility Plan.

4/1/91

GM-8

The municipal urban growth areas, designated by the East Sammamish Community Plan are appropriate for annexation to Issaquah or Redmond or incorporation when they meet the criteria of ESCP policy GM-8. a. The western portion of Happy Valley (Section 18) which is west and south of the ridge-line shall be within the MUGA for the City of Redmond urban growth area. The remaining portion of Happy Valley shall remain outside of the MUGA because its long term rural land use designation, its environmentally critical lands and its topography mean that it will not require urban services.

b. The western portion of Grand Ridge which it is designated Urban is included within Issaquah's MUGA.

01/10/91

10847

CHAPTER 2 - GROWTH MANAGEMENT

GM-9 If the MUGAs identified in this plan conflict with the urban growth areas as identified by Ordinance 10450, changes to the adopted UGA boundary shall be recommended to the Growth Management Planning Council by King County the regional Growth Management Act process adjustments shall be made through the community plan amendment process. 12/15/92

GM-10 Lands within designated municipal urban growth areas are appropriate for annexation or incorporation. King County should encourage and will support annexation or incorporation proposals which meet the following criteria:

- a. Urban level public services, including police and fire protection, schools, parks, public transportation, an urban street network, a domestic water system, storm drainage and sewer systems, and general governmental services, can be provided to annexing or incorporating areas without a degradation in service levels to existing service areas in that area or to the remainder of the community planning area;
- b. Standards for and the ability to implement levels of service requirements, mitigation of adverse land use impacts, and environmental protection that are equal to or better than King County's standards, have been adopted by the annexing city or in the case of an incorporation the petition for incorporation should include an objective to meet such standards and such standards will be adopted by the new city; and
- c. The annexation or incorporation does not create islands of pockets of unincorporated King County islands or special service districts that are difficult or inefficient to serve;
- d. A sub-area land use and service plan for the annexation area which that is consistent with the current East Sammamish Community Plan (ESCP), the KCCP and the GMA and will provide a variety of residential urban development at urban densities, sufficient to support transit and sewer services, had been adopted or is to be adopted concurrently with the annexation by the annexing city; or in the case of incorporation the petition for incorporation includes an objective goal to plan for land uses which that are consistent with the ESCP, KCCP and the GMA including planning for urban densities and full urban services; and
- e. For annexations either (1) an interlocal agreement has been negotiated between the annexing city and the special districts which that currently now provide services to the proposed annexation area to insure that the annexation will not cause a degradation in service levels to areas outside the proposed annexation area or (2) King County believes the annexation will not cause degradation of service levels; and
- f. Urban separators designated by the ESCP are maintained and preserved.

01/25/93

GM-11 King County will support the phased annexation of land which that encourages urban growth to occur within cities. The County should encourage annexations or incorporations within MUGAs of areas already characterized by urban growth or zoned for current urban growth that have existing public facility and service capacities to serve such development.

GM-12 Pre-annexation planning agreements should be negotiated between the County and Issaquah and Redmond. These agreements can be for individual annexations or for all proposed annexations by a city. 11/10/92

CHAPTER 2 - GROWTH MANAGEMENT

GM-13 Pre-annexation planning agreements should establish a process to address, at a minimum, the following issues in the proposed annexation area:

- a. Land use planning, including consistent language and terminology;
- b. Transportation planning and mitigation;
- c. Development standards and development review;
- d. Surface water drainage and flood control;
- e. Utilities planning and service provision;
- f. Housing, including affordable and fair share housing;
- g. Historic preservation;
- h. Parks, trails, wildlife corridors and open space;
- i. Environmentally sensitive areas including but not limited to steep slopes, bodies of water, flood plains, and wetlands;
- j. Identification of resource lands and critical areas;
- k. Identification of lands for public purposes;
- l. Urban separators;
- m. Financing of regional facilities (such as parks and libraries) and local urban services;
- n. Financing of projects for which impact fees have been collected;
- o. Financing to lessen infrastructure deficiencies; and
- p. Distribution of tax revenue among service providers.

11/10/92

GM-14 A joint county-city team should be established to coordinate annexation and incorporation proposals and that help a smooth transition from county to city jurisdiction.

11/10/92

GM-15 The East Sammamish Community Plan designates urban separators based on the following criteria:

- a. The land can serve as wildlife habitat, is designated as a sensitive area, serves to link sensitive areas, is a topographic feature such as a major elevation change, encompasses part of a historic trail, or is part of a public park or trail or open space; and
- b. The land helps to define and provide a visual separator between neighborhoods or communities; and

01-30-91

~~c. The land is characterized by low density development.~~

GM-16 The eastern portion of Grand Ridge shall retain its Rural designation and is not included within the UGA. Zoning for this eastern portion shall require rural clustering. The western portion of Grand Ridge that is less environmentally constrained shall also be retained in a Rural designation and is not within the urban growth area. Residential development within the western portion of Grand Ridge should require rural clustering. The western portion is substantially less constrained than the balance of Grand Ridge and redesignation to Urban may be considered through a plan amendment study, once the Issaquah Wellhead Protection Study is complete and the Ground Water Management Plan is adopted by the State Department of Ecology. Land use decisions should be compatible with the findings of the Wellhead Protection Study and the adopted Ground Water Management Plan. 4/3/93

GM-17 All residential development, whether urban or rural in the Grand Ridge subarea that is located within the Issaquah Creek basin shall be subject to stringent drainage control and tree clearing standards, in order to reduce or eliminate increased flood damage in the lower part of the basin, including within the City of Issaquah. 11/10/92

DELETED

GM-16 Proposed commercial/industrial development for the Grand Ridge-Meeter Plan Development must consider its relationship and function relative to the Issaquah Urban Activity Center. The size, scale and location of the proposed commercial/industrial uses should be jointly planned by King County and Issaquah. 12/15/92

10847

CHAPTER 3 - NATURAL ENVIRONMENT

<p>NE-1 For all new development, increased standards for retention/detention, water quality facilities, and monitoring shall be considered, adopted and implemented as appropriate within the areas identified in surface water management basin planning and reconnaissance study</p>	<p>11/10/92</p>
<p>NE-2 Clearing and grading shall be limited on all short plats, plats, and commercial projects to protect water quality, maintain hydrologic functions of wetlands, attenuate surface water runoff, limit erosion, and maintain fish and wildlife habitat and visual buffers. Seasonal limits should restrict clearing and grading in Urban Areas to the driest months. Rural Areas should be subject to both seasonal limits and permanent tree retention requirements.</p>	<p>11/10/92</p>
<p>NE-3 As new roads are built and existing roads widened, special consideration shall be taken to create or retain the aesthetic character of the area through the use of vegetated buffers that utilize native vegetation.</p>	<p>11/10/92</p>
<p>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 regarding runoff control, clearing, and infiltration of storm-water should be implemented.</p>	<p>12/22/92</p>
<p>NE-5 Where commercial and industrial uses and high levels of vehicular traffic are established, water quality should be protected and enhanced. Petroleum, solvents, and other potential water pollutants should be stored in such a way as to prevent entry into natural drainage systems or ground water.</p>	<p>12/22/92</p>
<p>NE-6 Public sewers are the preferred method for wastewater treatment in Urban Areas, including Urban Reserve Areas. Within Rural Areas, and Urban Areas where sewers are not yet available, proper siting and maintenance of septic systems should continue to receive special attention for new and existing land development to preserve the valuable ecological functions and provide beneficial public uses of water resources.</p>	<p>12/22/92</p>
<p>NE-7 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 recommendations should be implemented to protect water bodies from nonpoint source pollution.</p>	<p>12/22/92</p>
<p>NE-8 Upon adoption of the GWAC policies, the recommendations of the GWAC- Issaquah Creek, Redmond Bear Creek and East King County Groundwater Management Programs should be implemented through zoning and other mechanisms to protect ground water resources.</p>	<p>12/22/92</p>
<p>NE-9 To protect wildlife resources in East Sammamish and the surrounding region, a network of wildlife habitats should be established. The network should be of sufficient width to protect habitat and provide for small mammals, amphibians, reptiles and birds. This network should be protected through incentives, low-density zoning, and other appropriate mechanisms.</p>	<p>12/15/92</p>
<p>NE-10 Development shall protect wildlife through site design and landscaping. New development within or adjacent to the wildlife habitat network should incorporate design techniques that protect and enhance wildlife habitat values.</p>	<p>12/22/92</p>
<p>NE-11 All golf course proposals shall be carefully evaluated for their impact on surface and ground water quality and quantity, sensitive areas, and fish and wildlife resources and habitat.</p>	<p>12/22/92</p>
<p>NE-12 Water used for irrigating golf courses should come from non-potable water sources wherever possible. Use of natural surface water sources, such as streams should be avoided due to impacts on fish and other wildlife habitat. Landscaping should consist of drought-tolerant plant species to limit water use. Site design should include as much native vegetation as possible. Water should be recycled wherever possible. A water conservation plan shall be submitted with golf course applications which should address measures such as the use of drought tolerant plant species.</p>	<p>12/22/92</p>

<p>R-1</p> <p>The East Sammamish planning area shall provide for a variety of housing types and densities. This variety may be achieved through small and large lot urban single family development, town houses, duplexes, apartments, mixed business-residential developments in urban activity centers and community and neighborhood centers, mobile home parks, and rural residential development.</p>	<p>11/10/92</p>
<p>R-2</p> <p>Residential land use designations shall allow for development that will accommodate a range of incomes by providing for a range of housing types and prices, and households at different life cycle stages (e.g., elderly as well as families with children).</p>	<p>11/10/92</p>
<p>R-3</p> <p>Urban Growth Reserve Areas shall be permitted an interim residential density of one house per five acres. Lots shall be tightly clustered (not on no more than 25 percent of the parcel being subdivided, not including any sensitive area or required buffers) to preserve maximum flexibility and capacity for later development at urban densities. When sewers are available, they shall be used to facilitate tighter clustering so that resulting lots are compatible with those that will be permitted by all lots created under the Growth Reserve designation shall comply with density provisions of the King County Code as applied to the site's potential zoning. Sewers shall be considered available when they extend to within the distances for required connections to public sewer mains. The Code of the King County Board of Health. Urban Reserve Areas shall include all parcels of 2 acres or more area within Urban Residential areas.</p>	<p>12/22/92</p>
<p>R-4</p> <p>Residential densities compatible with the prevailing development pattern shall be used in Urban Areas where the predominant subdivision pattern has already developed. Infill development compatible with surrounding residential neighborhoods should be encouraged on vacant or under-used parcels of land where urban services can be provided. Encouraged that is compatible with surrounding residential neighborhoods and feasibility of urban service levels. For purposes of guiding area zoning decisions, a parcel of land should be considered suitable for compatible infill at a density higher than surrounding development if:</p> <ul style="list-style-type: none"> a. It contains enough area to accommodate development with a suitable buffer, (i.e. a minimum site area of 1.5 acres), such as landscaping or native vegetation, in addition to any open space required to be retained to protect environmentally sensitive areas, and b. Urban services are available and off-site impacts (e.g., such as traffic) can be mitigated. 	<p>12/22/92</p>
<p>R-5</p> <p>A 1-acre residential density designation shall be applied in the East Sammamish planning area based on the following location criteria:</p> <ul style="list-style-type: none"> a. Areas that are substantially developed with an established pattern of 1 acre lots b. Urban lands that are severely environmentally constrained (a parcel of land with 25 percent or less buildable area, as defined by King County's environmental regulations, should be considered "severely constrained" for purposes of this policy); or c. Areas with significant open space value that can function as a defining community separator between the urban growth areas adopted by this plan for the Cities of Redmond and Issaquah, or as a wildlife habitat network to link major wetlands and other environmentally constrained features with good habitat value; these areas should be developed with clustered subdivisions to protect the open space; or d. Areas that can provide a buffer between higher density Urban development and Rural Areas; or e. Areas where there are very long term, environmental, financial obstacles to the provision of urban services and infrastructure sufficient to support development at higher urban densities. 	<p>12/22/92</p>
<p>R-6</p> <p>A residential density of 2-3 homes per acre shall be designated in Urban Areas meeting the following criteria:</p> <ul style="list-style-type: none"> 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. 	<p>4/3/93</p>
<p>R-7</p> <p>A residential density of 4 homes per acre shall be designated in Urban Areas meeting the following criteria:</p> <ul style="list-style-type: none"> a. Public water and sewer are or can be made available at the time of subdivision; and b. The parcels have 26 to 59 percent of the parcel is buildable area, as defined by King County's environmental regulations; and c. The parcels have convenient access to a current or planned neighborhood collector street. 	<p>12/22/92</p>

CHAPTER 4 - RESIDENTIAL DEVELOPMENT

R-8 A residential density of 6 homes per acre shall be designated in Urban Areas meeting the following criteria:

- a. Public water and sewer are or will be available at the time of subdivision;
- b. The parcels have 60 percent or more buildable area, as defined by King County's environmental regulations;
- c. The parcels have convenient access to a current or planned neighborhood collector street; and
- d. If surrounded by existing lower-density development, the parcels are large enough in order to provide a buffer such as landscaping or permanently protected tree cover.

12/22/92

R-9 A residential density of 8 homes per acre shall be designated in Urban Areas meeting the following criteria:

- a. Public water and sewer are or will be available at the time of subdivision;
- b. The parcels have 60 percent or more buildable area, as defined by King County's environmental regulations;
- c. The parcels have convenient access to a current or planned neighborhood collector street and are within one-half mile of a current or planned arterial; and
- d. If surrounded by existing lower density development, on parcels are large enough to provide a buffer such as landscaping or permanently protected tree cover.

12/22/92

R-10 New multifamily development zoning in the East Sammamish planning area should be located on parcels with 60 percent or more buildable area, as defined by King County's environmental regulations, and that are within one-quarter mile of a current or planned arterial and that are:

- a. Close to or in the cities of Issaquah and Redmond and the planning area's community and neighborhood centers; or
- b. In master planned developments; or
- c. On small, dispersed sites identified on the Plan Map:
 1. within urban residential areas; and
 2. where public sewer and water can be made available at the time of development.

Parcels of land about 2.5 acres in size or smaller, and separated from each other by a distance of about 660 feet if within two miles of the boundaries of Redmond or Issaquah, or 1320 feet if located elsewhere, should be considered "small, dispersed sites" for purposes of this policy. Sites adjacent to or within convenient walking distance of public parks should be considered especially suitable for multifamily development if they meet criteria a through f set forth in this policy.

01/25/93

R-11 New multifamily development located on small, dispersed sites in the Pine Lake, Beaver Lake and Sahalee sub-areas shall be at a zoned base-density of 12 units per acre, except for sites in or adjacent to the Sammamish Highlands and Pine Lake Plaza business areas, and the Klakanic master planned development, are appropriate for densities of 18 or 24 units per acre.

01/25/93

R-12 New multifamily development in the Lake Sammamish subarea shall be located on small, dispersed sites at a zoned density of up to 12 units per acre, except for sites close to the Cities of Redmond and Issaquah where higher densities may be appropriate when consistent with those cities' land use plans. Sites in or adjacent to the neighborhood business area at the intersection of East Sammamish Parkway SE and SE 33rd Street, should have base densities of 12 or 18 units per acre.

New multifamily developments at densities up to 24 units per acre, are appropriate in some portions of the area to the east of the Lake Sammamish Parkway at the intersection of SE 4th St. Environmental constraints may substantially reduce the density that can be achieved in this area. Actual densities shall be determined through the development review process subject to adopted County policies and regulations and the recommendations of the East Lake Sammamish Basin and Non-point Action Plan when it is adopted.

04/19/93

DELETE

R-13 New multifamily development in the Urban designated portion of the Grand Ridge subarea shall be part of a master planned development (MPD), following the detailed criteria set forth in the BSCP Update's area zoning. Multifamily development shall account for at least 35 percent of all housing units in the Grand Ridge Master Planned Development.

01/10/93

R-13	The Happy Valley subarea and portions of the Patterson Creek sub-basin, including lands adjacent to the Patterson Creek Agricultural Production District, meet KCCP criteria for rural levels of development and shall be redesignated Rural.	4/3/93
R-14	Residential development in designated Rural Areas in the East Sammamish planning area shall be at a density of one house per 5 acres, when parcel size permits and the land is physically suitable.	12/22/92
R-15	<p>A residential density of one house per 10 acres shall be applied to Rural Areas where the predominant lot size is 10 acres or larger and where at least one of the following circumstances applies:</p> <ul style="list-style-type: none"> a. The lands are adjacent to a designated Agricultural Production District, Forest Production District or legally approved long-term Mineral Resource Extraction Site; b. The lands include significant areas of 40 percent steep slopes, severe landslide hazards, number 1 and 2 wetlands or other severe development constraints; or c. The lands are within the identified 100-year floodplains of Evans or Patterson Creeks or other streams in the East Sammamish planning area. 	4/3/93
R-16	<p>A residential density of one house per 2.5 acres shall be applied to Rural Areas where the following circumstances apply:</p> <ul style="list-style-type: none"> a. The existing lot size pattern is predominantly 2.5 acres or smaller; b. The lands are predominantly free of environmentally sensitive areas and wildlife habitat; c. Soils on the lands are predominantly those rated by the U.S. Soil Conservation Service as having "none to slight" or "slight to moderate" limitations for septic tank drainfields; or d. Public water supply is available to serve the area. <p>de. When sufficient information is available, where it can be determined that there is a low risk of aquifer contamination.</p>	12/22/92
R-17	DELETED A maximum residential density of one home per 10 acres shall be maintained in the Patterson Creek Agricultural Production District, to maintain compatibility with agricultural use.	12/22/92
R-18	DELETED The East Sammamish planning area's active gravel pits should be encouraged to be mined to their full potential, and shall be restored and reused when extraction operations cease. Residential development at urban densities in conjunction with mixed commercial/residential uses or a master planned development (MPD) shall be the preferred reuse of the mineral sites in the vicinity of the City of Issaquah. Any MPD for these sites shall be reviewed in cooperation with the City of Issaquah.	12/22/92
R-19	DELETED The following areas shall be designated as sending areas eligible to transfer zoned density to designated receiving areas in exchange for their dedication to King County or a qualifying private organization such as a nature conservancy, and their permanent protection as open space and/or park sites: a. The wildlife habitat networks shown on the "Proposed Plan Land Use" map; b. Any completely undeveloped Rural parcel, with existing tree cover intact, of 20 acres or more area in the Grand Ridge and Beaver Lake (e.g., Section 26) subareas and the Evans and Patterson Creek Valleyet c. The scenic corridor; d. Any completely undeveloped land, with existing tree cover intact, on the hillside overlooking Lake Sammamish and I-90; and e. Any site of 10 acres or larger in the Urban designated portion of the East Sammamish planning area that is compatible to King County or the Cities of Redmond or Issaquah as a neighborhood or community park site.	12/22/92

CHAPTER 4 - RESIDENTIAL DEVELOPMENT

R-20 DELETED

The following shall be receiving areas eligible to receive density credits transferred from sites meeting the criteria of Policy R-19, when the conversion criteria in Chapter 4 Policy GM-4 are met—

- a. Urban lands with an area of five acres or larger that are designated for a residential density of 4 dwellings per acre or higher within the Lake Seminole, Scales, Pine Lake and Beaver Lake subareas (smaller parcels may be combined to meet the 5-acre threshold);
- b. Urban land within the Grand Ridge subarea provided the density transfer is approved as part of a master-planned development; and
- c. Urban lands within a city from any eligible lands within its Municipal Urban Growth Area, when consistent with the city's land-use policies and subject to an interlocal agreement. (01/02/92)

DELETE

R-21 The BSCP supports use of density incentives in all Urban Areas zoned for 4 or more dwellings per acre, especially to encourage acquisition of neighborhood and community parks; however, allowable densities should not be increased in Single-Family Urban Designations zoned for 8 dwellings per acre, in order to maintain greater compatibility with surrounding single-family development. 01/25/91

DELETE

R-22 New residential development at densities of 4 homes per acre or higher, particularly multifamily development, shall include design amenities including but not limited to:

- a. Usable private outdoor areas for each residence;
- b. Variety in building styles, rooflines and facade treatments;
- c. On-site recreation areas whenever possible; and
- d. Retention of as much natural vegetation as possible, especially on the development perimeter.

01/25/91

R-23 DELETED

All new urban residential developments, including multifamily developments, shall provide public pedestrian access to and through the development, and to parks, schools, and Activity Centers. The access shall be a direct and convenient link to existing or planned routes, including sidewalks and trails, beyond such development. All developments shall provide sidewalks or walkways designed to decrease the walking distances between parking areas, building entrances, bus stops, recreation facilities, external sidewalks, and to other destination points. 01/05/91

R-24 DELETED

Urban residential development shall be designed so that pedestrian access to and through the neighborhood is not impeded. Where topographic barriers exist in the route of a public path, the developer should provide stairs or ramps where they can be provided consistent with environmental regulations. Walls, fences, or other physical barriers that extend the entire length of external-site boundaries should not be erected unless pedestrian access points are established at convenient intervals. 01/05/91

R-25 DELETED

Along the perimeter of residential uses, landscaping is encouraged rather than fences, walls or other structures that impede pedestrian travel. If long unbroken stretches of fences or walls are planned, breaks for through-block pedestrian access should be included with appropriate provision for the privacy of abutting lots. 01/05/91

R-17

All urban residential developments, including multifamily developments, regardless of size, shall provide or contribute toward park sites that meet the park site and location criteria in the Open Space Plan and Ordinance 3813. For single family plots 20 acres in size or larger, at least 1 acre of land toward this requirement shall be provided on site, within walking distance of all residents and with opportunities for active recreation. On-site parks shall be privately developed. At least fifty percent of the land set aside should be for active recreation and developed as lot-lots, playgrounds, open lawn area or with other active recreation facilities. Land set aside for active recreation should be well drained, level, and suitable for the active uses specified in the site plan. Trail improvements to power line and pipeline rights of way also should be considered as a means of providing recreation opportunities. 01/30/91

R-18	If no land within or adjacent to the development meets the Open Space Plan criteria for park sites, a fee-in-lieu of park dedication (equal to the value of land and facility development) shall be substituted. Resulting accumulated funds shall be applied to purchase lands as close as possible to the contributing development site.	01/05/93
R-19	Wherever possible, land dedicated for park sites shall be linked with park sites in adjacent developments and with nearby trail systems.	11/10/92
R-20	Sidewalks, pathways, and trails shall link homes to recreation areas within the development and to park space outside the development.	01/05/93
R-21	Homeowner associations shall maintain recreational park land and facilities not meeting criteria for public dedication. The County should require a recorded homeowner maintenance agreement to ensure park facilities are adequately maintained.	01/05/93

CHAPTER 5 - COMMERCIAL/INDUSTRIAL DEVELOPMENT

CI-1	The cities of Issaquah and Redmond are recognized as the Urban Activity Centers for the East Sammamish planning area. Industrial and major commercial activities shall be directed to these urban activity centers.	11/10/92
CI-2	Commercial and industrial areas shall be compact rather than extending in strip developments along arterials. The boundaries of the commercial and industrial areas are defined by the land use planning map and area zoning. Rezoning nearby multifamily land for additional commercial or industrial uses is inconsistent with the intent of this plan.	
CI-3	All future commercial development in the East Sammamish planning area shall locate within the designated Urban Activity Centers and Community and Neighborhood Business Centers.	01/30/93
CI-4	The Community Centers designated for serving the East Sammamish area are: <ol style="list-style-type: none"> the Pine Lake Village shopping center, located at the intersection of 228th Avenue S.E. and the Issaquah Pine Lake Road; the Sammamish Highland/Inglewood Plaza shopping center located at the intersection of Inglewood Hill Road (NE 8th) and 228th Ave. SE; and the planned shopping center within the Klakanie development. 	01/30/93
CI-5	The Neighborhood Centers for serving Plateau residents are: <ol style="list-style-type: none"> the Merionwood Health Care Center located at Providence Point Drive SE and 228th Avenue SE, and on the shoreline of Lake Sammamish at the intersection of SE 42nd Street and East Lake Sammamish Parkway. 	01/30/93
CI-6	Criteria for future additional Community and Neighborhood Activity Centers on the plateau: <ol style="list-style-type: none"> Documentation of need for the proposed center by demonstrating that population growth has exceeded what was anticipated by this plan, the market can support a new center, and existing centers will continue to be economically feasible; Site shall be located adjacent to multifamily, commercial, or industrial uses; Site shall avoid being located next to rural areas; Site shall be served by transit by the time 50% of the site is developed; Site shall not be within a 100-year flood plain, wetland, steep slopes, landslide and erosion hazard areas, or other environmentally sensitive areas, and Site does not result in any net loss in land designated and zoned for multifamily development. 	12/22/92
CI-7	Industrial/office park development shall be concentrated within the Urban Activity Centers and at the Employment Center designated at the southern end of the plateau, near the I-90 corridor and north of the Front Street interchange.	12/22/92
CI-8	Support services such as restaurants, banks, grocery store, deli, cleaners, printing establishments, retail sales and consumer service establishments catering to the employees are encouraged to locate within the Employment Center.	12/22/92
CI-9	Support services shall only make-up only 20% of the total land area designated for Employment Center development and should be located in such a way that encourages safe pedestrian access from surrounding, existing and planned industrial and office development.	12/22/92

CI-10 DELETED

Future residential developments shall be discouraged from having eements that prohibit the use of home-based offices that meet the criteria of King County Comprehensive Plan and County regulations.

12/22/92

CI-10 A quality commercial and industrial environment development in the East Sammamish area shall be attained through include development requirements which that include measures to:

- a. limiting the commercial uses to those that provide community and neighborhood-scale convenience shopping and services to the surrounding area;
- b. limiting industrial development to light, relatively non-polluting uses that can locate in an industrial/office park;
- c. require new commercial and industrial development to utilize clean air practices;
- d. reviewing building design and choice of building material that reflects the character of the area;
- e. developing a consistent design scheme within commercial centers through tools such as choice of colors, building materials, signage, pathway linkages between developments, etc.
- f. enforce height and setback requirements especially when commercial and industrial development is adjacent to residential uses;
- g. provide open space (excluding parking) adequate buffers and screening through creative use and design of setbacks, berms, pathways, outdoor furniture and artwork and drought-resistant landscaping that help to reduce the visual impacts of impervious surfaces and maintain the character of the area;
- h. screening with suitable drought-resistant landscaping of any portion of an exterior wall that is 30 feet or longer without windows that faces a street or residential lot;
- i. screening required off-street parking and loading bays with drought-resistant landscaping or buildings;
- j. enhancing measures to ensure control of surface water run-off;
- k. securing and providing measures to ensure safe pedestrian, bicycle and vehicle access to and within all parts of the development;
- l. providing public access to on-site open space areas and recreational opportunities adjacent public park facilities, lakes and other environmental features where feasible;
- m. enforcing signage and lighting requirements that reflect local character and reduces light and glare on the surrounding area; and
- n. Where appropriate, limit hours of operation in order to reduce noise and traffic impacts; and
- o. Require professionally designed drought resistant landscaping

12/22/92

CHAPTER 5 - COMMERCIAL/INDUSTRIAL DEVELOPMENT

CI-13 DELETE

~~The SB-42nd Street Neighborhood Center shall be designed, sited and developed to meet the following:~~

- ~~a. Limiting uses to those that provide neighborhood scale convenience shopping and services. Outdoor storage, auto-related uses, service marinas, institutions and community facilities are not permitted.~~
- ~~b. Landscaping plan shall maximize public view corridors, public viewing and pedestrian access to the shoreline.~~
- ~~c. Future subdivision of this parcel for commercial development is not permitted.~~

01/30/93

CI-11

A transition area between the designated industrial/office park area south of Southeast 56th Street and the single family area to the north and east shall be provided. This may shall include the provision of using natural corridors, buffers through setback requirements, landscaping, and designating land uses compatible with industrial/office park development and single family neighborhoods.

12/22/92

CI-12

No additional commercial land shall be designated along the Redmond-Fall City Road. The Bear Creek Neighborhood Center on Redmond-Fall City Road provides adequate retail services for the immediate area. Future commercial development shall be focused at the Bear Creek commercial site.

11/10/92

CI-13

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 manufacturing park 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.

01/05/93

RL-1	Consistent with the covenants and restrictions attached to their deeds, lands with development rights purchased under the King County Farmlands Preservation Program shall have an Agricultural zoning designation that retains parcels of at least 5 10 acres.	01/16/93
RL-2	Lands located within the Agricultural Production District shall have an agricultural zoning designation of one home per 10 acres.	11/10/92
RL-3	To minimize potential conflicts between rural residential land uses and agricultural activities, new development adjacent to Agricultural Production District boundaries and the Farmlands Program properties in Happy Valley shall be limited to residential land uses at densities consistent with policies R-16 through R-20. Subdivisions in these areas shall be designed and sited to reduce potential conflicts between housing and agriculture, discourage trespass, and protect rural cultural resources.	01/16/93
RL-4	To minimize potential conflicts between urban residential land uses and agricultural activities, where urban lands abut the Agricultural Production District or agriculturally zoned lands and Happy Valley, clustering away from active agricultural activities and associated cultural resources shall be mandatory.	01/16/93
RL-5	Urban infrastructure expansion within the Agricultural Production District and Happy Valley shall be limited to existing corridors. Exceptions may occur only when such actions are consistent with agricultural policies, do not substantially disturb agricultural activities and are necessary to serve urban areas and benefit agricultural activities.	01/16/93
RL-6	The East Sammamish area's active gravel pits should be encouraged to be mined to their full potential within the designated area on the Land Use Map, and shall be restored and reused when extraction operations cease. Residential development at urban densities in conjunction with mixed commercial/residential uses or a master planned development (MPD) shall be the preferred reuse of the mineral sites in the vicinity of the City of Issaquah. Any MDP for these sites shall be reviewed in cooperation with the City of Issaquah.	01/16/93
RL-7	Until reclamation occurs, properties containing gravel pits shall not be subdivided until the area to be subdivided has been reclaimed in accordance with a reclamation plan for the entire site, so that grading, landscaping and other reclamation activities are coordinated for an entire site.	01/16/93
RL-8	Extractive operations, and including reclamation, of the Lakeside-Industries site shall be conditioned and monitored to protect Issaquah Creek and to help implement the Issaquah Creek Basin Plan.	01/16/93
RL-9	Sites with existing and planned mineral extraction and processing operations, gravel pits and mineral processing operations should be annexed or incorporated only when there are policies and regulations in place to assure long-term extraction and processing activities including environmental regulation and reclamation under city jurisdiction. When such sites are included within an incorporation, King County should pursue interlocal agreements to obtain the same assurances.	01/16/93

CHAPTER 7 - TRANSPORTATION

T-1 Metropolitan King County Government should provide a balanced transportation system in the East Sammamish Planning Area by:

- a. Applying demand management and operational management options to make more efficient use of existing vehicle capacity;
- b. Providing Nonmotorized and high occupancy vehicle (HOV) facilities, including median and services; and
- c. Planning for and constructing capital improvements which increase future adequate roadway capacity.

01/20/93

T-2 Metropolitan King County Government, Issaquah and WSDOT should enter into interlocal agreements for road transportation improvement projects to alleviate congestion at I-90 interchanges in the East Sammamish Planning Area. Road improvement projects shall be based on the recommendations developed in the Issaquah I-90 Access Study, the East Sammamish Access Improvement Study, the Eastside Transportation Program and in the East Sammamish Community Plan Update. Recommendations from the Issaquah I-90 Access Study, East Sammamish Access Improvement Study, Eastside Transportation Program and the East Sammamish Community Plan Update should be considered.

01/20/93

T-3 Consistent with existing countywide policies and in order to accommodate anticipated development and population growth in East Sammamish, provide transportation improvements Metropolitan King County shall proceed with priorities in the following order of priority:

a. Employ operational and demand management techniques to better utilize the existing vehicular capacity of roads.

b. Add general vehicular capacity to the road network when demand management and operational techniques are inadequate to serve demand based on Metropolitan King County Government Level of Service Standards.

- a. Safety
- b. Maintenance
- c. Transit Support
- d. Capacity increases for existing development
- e. Capacity increases for future development

01/25/93

T-4 Safe equestrian access shall be preserved and/or enhanced within the road right-of-way within established equestrian communities in East Sammamish as identified on the Equestrian Facilities Non-Motorized Improvement map. A widened gravel or dirt shoulder may be preserved or expanded as needed to enhance safe equestrian circulation within these communities. Such facilities and techniques should serve to maintain access to either the public or established private trails system in these areas.

If right of way, traffic volume/speed, and user demand indicate the need, a separated parallel facility in the road right-of-way may be constructed outside of the ditch line, or as a trail on an independent alignment.

All roadside equestrian facilities should be coordinated with the off-street network to provide access and route continuity.

Identified equestrian trails on private property shall be preserved through the development process through P-suffix conditions.

01/25/93

T-5

All new development that contains an equestrian trail as identified on the map, East Sammamish Equestrian Facilities Non-Motorized Improvement, or an historically used equestrian trail, shall provide the trail right-of-way as a condition of subdivision off other County permit approval. Trail right-of-way width shall be determined by King County at a width suitable to accommodate equestrian users. The area within the trail right-of-way but not within any dedicated road right-of-way shall also be credited toward the lot area of any proposed development.

01/25/93

T-6 When the need for a new transportation corridor has been identified, Metropolitan King County Government shall move quickly in a timely manner to identify and acquire the needed right-of-way.

01/20/93

T-7 King County shall require a contribution for all new development in East Sammamish that pay contribute to for transportation improvements to help mitigate the traffic impacts as required by the Metropolitan King County Government Road Adequacy Standards and Mitigation Payments System.

01/20/93

- T-8 Commercial and industrial land uses in East Sammamish should be located and be served by the intersection of two principal arterials. Neighborhood centers should be located and served by at least a secondary arterial around intersections of principal and minor arterials and around freeway interchanges within the urban activity centers and employment centers. 01/20/93
- T-9 New developments should be designed and constructed with an internal road system to which included a Neighborhood Collector which links-up linking with existing or planned adjacent developments, creating a complete Neighborhood Collector circulation system and such linkages should be design to ensure safe safety of local streets. Through traffic on local access streets should be discouraged. 01/20/93
- T-10 New urban developments taking access via sub-arterial local access streets in existing residential neighborhoods should include design their connecting road to be as compatible as in design possible with the existing neighborhood street while meeting safety standards in the of Metropolitan King County Government Road Standards. Development conditions may include improvements on existing streets in order to insure safety standards. 01/20/93
- T-11 Metropolitan King County Government should work with Metro to increase fixed route transit service frequency, extend routes, and establish new routes and demand responsive services in order to connect the more developed portions of the East Sammamish Community Planning Area. Metro should implement park-and-ride service throughout the day to provide service to downtown Redmond, Issaquah and area Park-and-Ride lots. 1/26/93
- T-12 Metropolitan King County Government and Metro should incorporate bus pullouts, bus shelters and other transit or HOV facilities, as needed, into roadway design and project recommendations. New subdivisions fronting streets with transit service should provide include provisions for transit support facilities as determined through the development review process. 01/20/93
- T-13 Metro Metropolitan King County Government should establish Park and Ride facilities in the East Sammamish Community Planning area. Park and Ride facilities should be built along 228th Avenue Southeast/Northeast and/or adjacent to I-90 and SR 202. The Park and Ride(s) lots should be sited adjacent to and connect with existing or proposed community or neighborhood activity centers. 01/26/93
- T-14 Small joint ~~P&R&P~~ park and ride/park and pool lots should be established both publicly and privately in East Sammamish along principle or minor arterials near residential and commercial developments to facilitate transit use and car/van pooling. Preferably, these lots should be associated with existing uses, such as churches, where midweek parking capacity is under-utilized. 01/20/93
- T-15 HOV improvements shall be considered in all major widening and new construction road projects in East Sammamish. Consideration shall be given to HOV lanes, queue bypasses and transit pull-outs. HOV facilities should be a high priority on principal arterials. Metropolitan King County Government should also coordinate with the cities of Redmond and Issaquah and the Washington State Department of Transportation to include consideration of HOV facilities on roadways in their jurisdictions. 01/20/93
- T-16 King County should adopt a trip reduction ordinance which establishes programs, services and/or facilities to reduce Single Occupant Vehicle trips. 01/20/93
- T-17 Bicycle and pedestrian facilities should be incorporated into all East Sammamish road improvement projects. Special emphasis should be placed on pedestrian and bicycle safety improvements when developing project recommendations or when scheduling maintenance activities. 01/20/93
- T-18 All new residential developments in East Sammamish shall should develop have included a system of pathways including sidewalks which maximize internal pedestrian access and circulation. Pathways should be planned on and off-street to provide the most direct access possible, thereby removing barriers and preventing unnecessary circuitous routes this may include on or off street pedestrian routes. This may include providing pedestrian connections between abutting cul-de-sacs and coordinated off-site connections to adjacent existing and planned residential and commercial developments, institutions (including schools and libraries), transit stops, and regional trails. The residential developments shall should maintain their on site pathway system unless Metropolitan King County Government requires their dedication. 01/20/93

CHAPTER 7 - TRANSPORTATION

T-19	<p>New commercial, office, and industrial, and multi family housing developments and public and private institutions (including schools and libraries) in East Sammamish shall should include pedestrian and bicycle access and circulation facilities. Facilities should be designed with special consideration for children, handicapped persons, and the elderly which allow convenient access to and within the site. The utmost attention should be given to safety in design of internal pedestrian walkways in an effort to reduce pedestrian/automobile conflict. The design of the developments shall should not create barriers for bicycle access and shall should provide bicycle parking on these the properties. Existing institutions are encouraged to remove existing bicycle barriers and to provide bicycle parking.</p>	01/20/93
T-20	<p>Metropolitan King County should ensure adequate pedestrian and bicycle access to and support facilities at transit stops and include secure parking for at least one bicycle.</p>	01/20/93
T-21	<p>Metropolitan King County should develop a pedestrian and bicycle circulation plan for all existing or planned community and neighborhood commercial centers and activity centers, existing or planned in East Sammamish during this planning cycle.</p>	01/20/93
T-22	<p>Metropolitan King County shall should preserve existing equestrian access along streets relied upon by the equestrian community as identified in this plan for access to regional trails in East Sammamish. Such roads shall should preserve and/or enhance wide, soft surface shoulder conditions, or establish a parallel soft surfaced equestrian trail outside of the ditch line or curb of the road.</p>	01/20/93
T-23	<p>Equestrian related improvements should be made on arterials only when no other safe and direct option for equestrian trail access exists on either non-arterial streets or dedicated off street feeder trails.</p>	01/20/93
T-24	<p>Metropolitan King County Government should develop Neighborhood Pathways within the road right-of-way along roads which have no existing pedestrian facilities and which has also been identified for equestrian need. Preferably, these multi-purpose pathways should be located outside the ditch line or curb and should be soft-surfaced.</p>	01/20/93
T-25	<p>Establishment of a multipurpose separated trails system in East Sammamish shall should be aggressively pursued, particularly if a proposed addition to the system would serve activity centers or destinations such as schools, commercial and industrial centers, recreational facilities, and residential developments. Access to the trail system shall should be enhanced through the provision of increased parking at key access points be provided.</p>	01/20/93

FS-1	Installation of new water lines should be consistent with an adopted district's or municipal water comprehensive plan and is timed and coordinated, as required by K.C.C. 14.28 with other utility projects which utilize public right-of-ways and easements where possible. This will help to reduce overall public costs, noise and disruption to the local area during construction.	01/16/93
FS-2	New development within the designated water service area should be required to be served by public water systems as defined by WAC 248.54 and provided for in the coordinated water system plan for the area.	11/10/92
FS-3	Water conservation practices are encouraged for new building construction.	11/10/92
FS-4	Long range water utility planning should support and be consistent with existing regulations and planned land use designations. Connection to the Seattle Tolt River Pipeline or a similar regional water source should be established as the long term solution for water needs in the Urban Area.	11/10/92
FS-5	Conversion of Urban Reserve Areas to urban land uses should not be permitted until King County reviews and approves a water district comprehensive water plan amendment that identifies any required new source of water and until the criteria spelled out in GM-4 have been met a connection to the Seattle-Tolt River Pipeline or a similar regional water source is agreed to and a firm date of water availability is established.	01/25/93
FS-6	Water service in Rural Areas may be provided by: <ol style="list-style-type: none"> Direct connection to an approved public water system. If service from existing public water systems will not become available in a reasonable and timely manner at the time of development, then A satellite water system should be established, managed by an approved Satellite System Manager, or Formation of a new public water system, consistent with Coordinated Water System Plan guidelines. 	01/25/93
FS-7	Water mains extended into or through Rural Areas and Resource Production Districts should be sized according to the adopted CWSP to accommodate planned uses and rural densities. Existence of public water service for Rural areas or Resource Production Districts shall not result in or be justification for higher residential densities than anticipated by this community plan. Therefore, purveyor plans for systems in Rural Areas and Resource Production Districts must include a finding that increased density shall not be required to finance such systems.	11/10/92
FS-8	Areas identified in recharge areas should be protected under the Issaquah Creek Valley Ground Water Management plans as vital recharge areas must shall be protected. Methods to be considered should include use of clustered development, maintaining or redesigning the area for low density development conditions, amount of clearing and impermeable area restrictions , and requiring stringent adherence to drainage and surface water runoff protection guidelines.	01/25/93
FS-9	Metropolitan King County Government and affected jurisdictions should implement the adopted final recommendations of the East Sammamish Basin Plan, Issaquah Creek Basin Plan, the East King County Critical Water Supply Study, the Issaquah Ground Water Management Plan and the Redmond-Bear Creek Valley Ground Water Management Plan when completed, as long term solutions for protecting water resources in the East Sammamish planning area.	01/16/93
FS-10	Public sewers are the preferred method for wastewater treatment in Urban Areas, including Urban Reserve Areas.	01/16/94
FS-11	Existing urban areas of one to two dwelling units per acre and may continue to be served by on-site waste water treatment systems , Urban Reserve Areas may continue to be served by on-site waste water treatment systems provided these systems are properly functioning properly.	01/16/93
FS-12	Metropolitan King County Government should oppose any extension of public sewer service into the Snoqualmie drainage basin except to serve Urban Areas, Urban Reserve Areas or existing development being served by a failing on-site system as determined by health department standards. Such extensions will not require, or be justification for, land uses or densities inconsistent with the adopted zoning and King County Comprehensive Plan.	01/10/93

CHAPTER 8 - FACILITIES AND SERVICES

FS-13	<p>King County encourages sewer districts to use latecomer agreements when they extend sewers into the urban reserve areas.</p>	01/30/93
FS-13	DELETE	
FS-14	<p>Where sewer service is extended into low density urban residential areas or Urban Reserve Areas, the extension shall be paid for only by assessments on those properties directly benefiting by the extension, and it must be financially feasible with no increase in densities or changes in uses except as provided in this plan.</p>	01/30/93
FS-14	<p>Within Rural Areas and Resource Production Districts, sewer service should still not be extended and no new sewers systems added, except</p> <ol style="list-style-type: none"> Where sewers are shown to be necessary to alleviate a documented health problem, such as pollution of surface or ground water resources and other methods of waste water treatment have been shown to be technically and financially infeasible; and the extension of public sewer service in Rural Areas and Resource Production Districts is paid for by assessments on those properties directly benefiting from the extension; and the extension is financially feasible with no increase in densities or changes in uses as provided by this plan. 	01/16/93
FS-15	<p>Metropolitan King County Government should work with all local jurisdictions in addressing the need for additional sources of electric power. Interlocal agreements between Metropolitan King County Government, and Redmond and Issaquah should include means of facilitating the siting, design and permitting process of transmission lines, distribution lines and substations. The integrity of the public involvement process of each jurisdiction should be maintained.</p>	01/16/93
FS-16	<p>Land should be designated and set aside for future transmission line corridors and substations and the locations should be compatible with surrounding uses and supports existing and planned future land uses. Development within and adjacent to proposed corridors should be coordinated with and reviewed by King County, Redmond, Issaquah and Puget Power 11/10/92</p>	01/16/93
FS-17	<p>SEPA review of development permits should include a review of project specific as well as cumulative impacts on the electrical system.</p>	01/16/93
FS-18	<p>King County and Puget Power should continue to work together to develop open space uses in Puget Power transmission line rights-of-way.</p>	01/16/93
FS-19	<p>A "Notification of Electrical Service Needs", provided to Puget Power, should be required as part of a completed development application. This will serve to alert Puget Power of new developments in the area and the impacts of the proposed development on the electrical system.</p>	01/16/93
FS-20	<p>Plans for a New transmission lines and distribution stations should be developed to decrease the number of interruptions and duration of outages to Puget Power's existing electrical system. King County includes for informational purposes only, Puget Sound Power and Light Company's "King County GMA Electrical Facilities Plan", dated December 1992.</p>	01/16/93
FS-21	<p>Proposed subdivisions within the planning area should notify the local natural gas provider in order to coordinate the provision of this service in the area. Developers proposing new subdivision developments within the planning area should notify local service providers in order to coordinate the provision of needed services in the area.</p>	01/16/93
FS-22	<p>The installation of new natural gas lines should be timed and coordinated with other utility projects which utilize public right of ways and easements where possible. This will help to reduce overall public costs, noise and traffic impacts on the local area during construction.</p>	11/10/92

FS-23 DELETED

~~Access to development located on the type of slopes should be designed to permit emergency vehicle access. Areas where the slope prohibits emergency vehicle access should not be developed.~~ 01/16/93

FS-23 Joint use of public safety facilities should be encouraged as future fire and police service needs are planned for and site plans are developed. 11/10/92

FS-24 King County and the various school districts should identify future school needs based on land use densities, identify available and buildable future school sites and plan for needed infrastructure improvements. 11/10/92

FS-25 King County should reevaluate the current mitigation process for new development on park and open space needs. King County Parks staff should work with the school districts to develop jointly funded, used and maintained playfields (including 90' baseball fields), community centers, gyms and swimming pools. 11/10/92

FS-26 Prior to site preparation, an inventory of vegetation will be conducted to identify significant trees and vegetation. Site designs for new schools and other public facilities, should incorporate native trees and existing vegetation as much as possible. Retention of significant trees and vegetation along roadways is required in order to provide visual buffering of these facilities. 11/10/92

CHAPTER 9 - PARKS AND OPEN SPACE

<p>P-1 Park and recreation facilities shall be provided which are designed and located to serve a broad spectrum of the East Sammamish population and which will preserve and protect cultural resources and unique natural features where possible. (Parks should include active and passive areas and natural areas. Developed parks would include active play fields and passive areas including accessible open space and/or trail systems.) A variety of recreation opportunities should be available including natural areas, passive parks and active developed parks including athletic fields. A network of trail systems should be developed within the planning area.</p>	<p>11/13/92</p>
<p>P-2 King County shall evaluate existing developed areas and areas (identified) designated for future growth, as well as county-owned property throughout the planning area, to identify future park sites. Suitable sites within developed and future growth areas should be given highest priority for new park acquisition and facility development.</p>	<p>11/13/92</p>
<p>P-3 Prospective sites for active recreation parks, shall contain substantial areas of well-drained level ground suitable for ((development of active recreation facilities such as)) athletic fields, tennis courts, and other similar facilities. ((Special emphasis shall be given to providing parks near multi-family housing, as the need for parks is greater there.)) Such facilities shall be located convenient to the population they are designed to serve.</p>	<p>11/13/92</p>
<p>P-4 The trading of County property in the planning area for other private property for the purpose of obtaining better parklands or open space is not discouraged encouraged. However, any land to be so acquired must be within the East Sammamish Planning area. A committee of planning area residents shall provide community input into any proposed land swaps. Prior to any such land trade, community meetings shall be held to inform planning area residents and gather community input.</p>	<p>11/13/92</p>
<p>P-5 In phased development, on-site recreation or park sites shall be designated during the initial phases; improvements (such as play equipment) ((may)) should be completed proportionately as buildout occurs.</p>	<p>11/13/92</p>
<p>P-6 Park and recreational facilities shall support the existing population as well as end-projected growth in the planning area at a minimum rate of 10 acres of developed parks per 1,000 population and be in compliance with concurrency standards in state Growth Management Act legislation consistent with countywide park adequacy and concurrency requirements as they are adopted.</p>	<p>01/16/93</p>
<p>P-7 King County shall provide a level of funding which shall at all times be sufficient to assure adequate maintenance of existing park and recreation facilities.</p>	<p>11/10/92</p>
<p>P-8 King County shall give high priority in the allocation of resources to active recreation facilities to meet existing and projected recreation demand in the East Sammamish Community Planning Area. Facilities should include, but are not limited to, lot lots and athletic fields.</p>	<p>11/13/92</p>
<p>P-9 The allocation of resources for ((additional park and recreation facilities for the East Sammamish planning area shall place heavy emphasis on the early acquisition of land for park sites while it is still available)) active parks as well as open space and natural areas shall place heavy emphasis on early acquisition of land for these purposes while it is still available in the East Sammamish planning area.</p>	<p>11/13/92</p>
<p>P-10 The East Sammamish Plan shall support the goals and recommended policies of the King County Open Space Plan as well as the protection or preservation of the open space sites proposed for acquisition by the Open Space Plan. Implementation techniques may include acquisition, establishment of development controls or provision of development incentives. 11/16/93</p>	<p>11/16/93</p>
<p>P-11 Consistent with the King County Open Space Plan, the County shall encourage establishment of an open space system in East Sammamish and give priority to protecting recreational, cultural and natural and sensitive areas such as shorelines, aquifer recharge areas, wildlife habitat, historic properties, and archaeological sites, properties and scenic vistas and community separators or greenbelts. The County may require lot clustering within or adjacent to open space areas; linkages between open spaces; and/or may provide density bonuses or incentives to developers who preserve significant open space or establish trails beyond usually applied mitigation.</p>	<p>01/16/93</p>
<p>P-12 Existing vegetation buffers shall be maintained along all major thoroughfares within the planning area. These buffers should be as continuous as practicable. Where existing vegetation is not adequate to create a visual buffer additional landscaping shall be provided.</p>	<p>11/10/92</p>

- P-13 King County should encourage retention of significant views. Scenic vistas should be protected by using a variety of residential development strategies such as clustering, ~~use~~^{use} restrictive siting of buildings, height restrictions and zoning. Properties with significant vistas should be considered for acquisition. 01/16/93
- P-14 King County should ~~adopt~~ ^{review} and, ~~where appropriate~~, implement the recommendations of the Mountains to Sound Greenway plan. 11/10/92
- P-15 Existing public access points to Lake Sammamish should be maintained and additional access points provided or acquired and developed to ensure public access to the lake. 11/10/92
- P-16 Sites providing shoreline access opportunities should be high priority for acquisition. Shoreline sites should incorporate facilities for picnic activities and other passive recreational uses. Where physical access would disrupt environmentally sensitive areas, ~~visual access~~ ^{the provision of viewpoints} should be preferred over physical recreational uses. 11/10/92
- P-17 Urban separators should be established in the area designated in the community plan map ~~through zoning regulation~~ to provide visual relief from continuous development, provide important linkages for wildlife habitat, and maintain a visual ~~identity~~ ^{separation} between distinct communities. The East Sammamish Area Zoning will implement the Urban Separators. 01/16/93
- P-18 There are areas within the Urban Separators that are especially suitable for trail connections for recreational use by present and anticipated population. King County should develop a trail and/or parks system utilizing the preserved open space within the Urban Separators. 01/16/93
- P-19 Trail opportunities shall be available to a wide range of users. Trails should be ~~avoid~~ ^{developed to safely accommodate different users and should avoid} disruption of environmentally sensitive areas. King County shall put a high priority on the acquisition and development of the regional trail system linking the East Sammamish planning area to other parts of the County. 01/16/93
- P-20 A community wide trail system for pedestrians, equestrians, and bicyclists shall be developed. This trail system shall connect regional and city trails with local trails and walkways. 01/16/93
- P-21 The establishment and design of a community oriented local trail system ~~(shall)~~ ^{should} include: routes which connect residential ~~and areas with recreation areas including parks and open spaces~~; routes which provide access to public shoreline areas; routes which incorporate views and other special features of scenic, historic, ~~((or))~~ architectural or other cultural interest; and routes which provide access to and connect schools and activity centers. 11/13/92
- P-22 ~~King County shall acquire Open Space Plan rights-of-way or easements along utility corridors, abandoned railroads, and other former transportation corridors as potential trail corridors, where the planning area should be acquired and shall be pursued by the county for future trail use.~~ 01/16/93
- P-23 When the development of properties occurs in the East Sammamish planning area, public access or easements shall be required to complete the development of a local trail system for those properties where existing trails have historically been used by the public, or where the King County Open Space Plan identifies proposed trail alignment for regional and local trails. The Parks Division ~~shall~~ ^{should} review the applications during the development review process. 11/10/92
- P-24 Adequate right-of-way shall be provided for trail use. Trails shall connect to existing and proposed schools, parks, riding stables, recreation areas and neighborhoods. Trail corridors shall be of adequate width to be screened from adjacent development. 11/10/92
- P-25 King County shall work closely with other jurisdictions, public agencies and user groups to seek appropriate trail links between elements of the open space system. 11/10/92
- P-26 Wildlife corridors ~~shall~~ ^{may} include trails wherever ~~feasible~~ ^{appropriate}. The Environmental Division shall review and approve all trails proposed in wildlife habitat corridors. 11/10/92
- P-27 King County and other jurisdictions ~~shall~~ ^{should} implement a regional equestrian trails network. 11/10/92
- P-28 Off-Road-Vehicles (ORV) should be strictly prohibited from areas not specifically designated for ORV use. Separate ORV trails should be located where environmental impacts can be minimized. 11/10/92
- P-29 King County shall encourage private sector involvement in the provision of public recreation facilities. 11/10/92

CHAPTER 9 - PARKS AND OPEN SPACE

P-30	<p>((Consistent with the King County Open Space Plan, the King County shall encourage use of various mechanisms to provide and integrate parks, open spaces and trails into all existing and new development. Park and recreation facilities should be accessible to the general public.</p>	11/13/92
P-31	<p>As a condition of developments, park, open space and trail mitigation shall be required by of all new residential development. Such mitigations should be identified and in place prior to, or concurrent with, development. Adequate park and recreation facilities should be identified and in place prior to or concurrent with development.</p>	01/25/93
P-32	DELETED	
P-33	<p>In addition to required mitigation, the County shall include provisions for lot clustering, density bonuses and other incentives to developers who preserve valuable open spaces and King County, the state, the cities of Issaquah and Redmond, school and library districts and other agencies shall coordinate the development of park and recreation facilities and programs to maximize services and recreational opportunities at all levels. King County may seek to involve youth and adult sport organizations as partners in the selection, acquisition and development of park and recreation facilities serving their needs.</p>	01/16/93

CR-1	King County shall conduct a survey of existing cultural facilities on the East Sammamish plateau, to assess their condition, level of use, and the need for and feasibility of providing additional facilities.	11/10/92
CR-2	Historic and archaeological resources not previously identified in East Sammamish shall be surveyed. These resources should be added to the Historic Resources Inventory and considered with other inventoried properties for acquisition and protection as open space or for other public use.	11/10/92
CR-3	Most of the area's historic resources identified to date are found in two areas: west of 228th Avenue SE, and along the Paterson Creek/Redmond-Fall City Road. The Community Plan shall label all inventoried historic resources on the area zoning maps and attach special development conditions to them to assure land uses compatible with protecting their historic qualities.	11/10/92
CR-4	Special effort shall be made to involve property owners when identifying and nominating historic resources for landmark status.	11/13/92
CR-5	King County shall pursue interlocal agreements with all cities and appropriate Indian tribal organizations in the planning area. The cities of Issaquah and Redmond do not have historic preservation programs. This would make it possible for the Landmarks and Heritage Commission to identify and protect historic and cultural resources within the participating jurisdictions and their spheres of influence.	11/10/92
CR-6	Historic resources which meet the criteria for County Landmark status should be nominated for designation. The King County Landmarks Commission, community groups and concerned individuals may initiate nominations.	11/10/92
CR-7	The preservation, restoration and adaptive re-use of historic, archaeological and other cultural resources in the East Sammamish planning area is encouraged, in order to maintain the character of the community and to preserve tangible reminders of the area's history.	11/10/92
CR-8	King County encourages local historical and arts organizations to work with the cities of Issaquah and Redmond and citizens in the unincorporated area of East Sammamish to interpret and preserve their heritage and to promote the arts and humanities in the community.	11/10/92
CR-9	Additional property owner incentives and regulatory safeguards should be developed to protect and preserve County Landmarks and other identified historic resources. In addition to continuing current assistance efforts, incentives employed should include the use of existing grants and new grants from Hotel-Motel revenues to preserve eligible resources. Technical assistance from County staff and other sources should be expanded and made more widely available.	11/10/92
CR-10	King County encourages the preservation of historic resources that meet the criteria for County Landmarks or for the State or National Registers of Historic Places. This can be accomplished through zoning, special conditions, development regulations, and other governmental regulation and action.	11/10/92
CR-11	Development of properties in the vicinity of potential or designated historic sites shall preserve the aesthetic, visual and historic integrity of the historic resource through the use of landscape buffers, setbacks, and other means identified through the environmental review process. King County shall establish procedures to ensure that the impacts of nearby projects upon an historic resource are considered during development review of those projects.	11/10/92
CR-12	Development of public facilities, particularly parks, open space lands and trails, shall be coordinated with and contribute to preservation, restoration, and use of heritage and cultural sites and the establishment of interpretative centers in East Sammamish area.	11/10/92
CR-13	King County should continue to provide arts and culturally-based programming to the East Sammamish plateau through its existing programs, and should provide technical assistance for locally-generated arts programs.	11/10/92
CR-14	Public awareness and appreciation of the benefits of historic preservation should be increased through outreach and educational programs. Use of interpretive signs, road side markers and other accessible public information on local history and historic resources should be encouraged.	11/10/92

CHAPTER 10 - CULTURAL RESOURCES

CR-15 Historic resources and arts and cultural programs should be incorporated into economic development and tourism activities in the East Sammamish area. Measures should include restoration and reuse of historic buildings, protection of scenic quality in historic farming areas, and historic mainstreet restoration in small communities.

11/10/92

PROGRAMMED AND PROPOSED TRANSPORTATION IMPROVEMENT PROJECTS

PROJ # PROJECT NAME & LOCATION PRIORITY 1992 COST AGENCY CIP # PROJECT DESCRIPTION

ES - 2.2	E Lake Sammamish Trail from SE 56 St to Redmond city limits	Medium	\$1,307,000	King County	TNR	Construct multi-purpose off-road trail.
ES - 2.3	E Lk Samm Pkwy from Sr - 202 to Redmond city limits	High		Redmond	TNR Rescoped	Widen roadway to 5 lanes, construct bikeway on road shoulder, construct NB HOV Lane.
ES - 2.4	E Lk Samm Pkwy Intersections/Shoulder Louis Thompson Rd to Redmond C/L	High	\$383,000	King County	200181	Signalize and channelize intersections at Thompson, and Inglewood Hill Rds. Pave shoulders and stripe class II bikeway. Replace bridge, and install pedestrian signal at Inglewood Hill Rd.
ES - 5.1	SE 56 St from Issaquah east C/L to East Lake Sammamish Parkway	High	\$12,400,000*	Issaquah - lead King County*	200889	Construct WB HOV lane, widen curb lane for bicycle use. Reconstruct bridge.
ES - 6.2	E Lake Sammamish Pkwy (Design) from SE 56 St to I-90	High	\$2,776,000	King County	200690	Widen East Lake Sammamish Parkway to 5 lanes from SE 56 St to Vaughn Hill Rd with NB HOV lane, and 7 lanes from Vaughn Hill Rd to I - 90 with NB and SB HOV lanes. Construct curb-gutter-sidewalk and const. bike lane. Interconnect traffic signals.
ES - 6.3	E Lk Samm Parkway (Const) from SE 56th St to I - 90	High	\$2,468,000	King County	New	Widen East Lake Sammamish Parkway to 5 lanes from SE 56 St to Vaughn Hill Rd with NB HOV lane, and 7 lanes from Vaughn Hill Rd to I - 90 with NB and SB HOV lanes. Construct curb-gutter-sidewalk and bike lane. Interconnect traffic signals.
ES - 6.5	Front St from I-90 to Sunset Way	High		Issaquah	TNR	Interconnect traffic signals.
ES - 7.1	SE 56th St from SR - 900 to Issaquah east C/L at 221 Ave SW	High		Issaquah	TNR	Widen to 5 lanes plus WB HOV lanes. Install new traffic signals at SR - 900, 10th Ave NW, 11th Ave NW and 221 Ave NW. Widen curb lane for bikes, and construct northside walkway/pathway.
ES - 7.3	Sunset Interchange Improvements	High		WSDOT	TNR	Reconstruct interchange to full diamond interchange.
ES - 10.2	228th Ave NE/SE (EIS/Design) Construct from Inglewood Hill Rd to Issaquah - Pine Lake Rd	High	\$9,455,000	King County	200295	Widen to 4 lanes with turn channels construct Class II bike lane, construct curb-gutter-sidewalk. Add equestrian trail access from SE 4 - SE 8, & SE 20 - SE 24.

10847

PROJ # PROJECT NAME & LOCATION PRIORITY 1992 COST AGENCY CIP # PROJECT DESCRIPTION

ES - 12.1	Iss - Pine Lk Rd -- Phase I (ES) from 228 Ave SE to Black Nugget Rd	High	\$1,000,000	King County	200291 Amended	Determine corridor needs for widening, intersection improvements sight distance, bike lane, walkways, and equestrian access.
ES - 12.2	Iss-Pine Lake Rd -- Phase I (Const.) from SE 43rd to Iss-Fall City Rd	High	\$4,593,000	King County	200291 Amended	Widen to 3 lanes. Signalize intersections as needed. Construct Class II bike lane, and curb-gutter-sidewalk.
ES - 12.3	Iss-Pine Lk Rd -- Phase II (Design) from Klahanie Blvd to 228 Ave SE	High	\$1,056,000	King County	200494 Amended	Safety improvements including: Turn channels as needed, traffic signal at SE 32 St; construct curb-gutter-sidewalk class II bike lane, and construct equestrian trail access path from proposed Laughing Jacobs Creek trail to Klahanie Loop Trail
ES - 12.4	Iss-Pine Lk Rd -- Phase II (Construction) from Klahanie Blvd to 228 Ave SE	High	\$5,360,000	King County	200494 Amended	Safety improvements including: Turn channels as needed, traffic signal at SE 32 St; construct curb-gutter-sidewalk class II bike lane, and construct equestrian trail access path from proposed Laughing Jacobs Creek trail to Klahanie Loop Trail
ES - 13	Iss - Fall City Rd from SE 58th St to Black Nugget Rd	High	\$24,000	King County	new	Intersection/operational improvements at SE 58th St. Construct turn channels between intersections. Improve sight.
ES - 15.1	Iss - Fall City Rd (EIS/design/ construction) from Klahanie Blvd to Issaquah - Pine Lake Rd	High	\$5,833,000*	King County Private	200195	Widen to 4 lanes, turn channels, widen curb lane for bikes, construct C-G-S on north side, and neighborhood pathway on south side of road.
ES - 15.2	Iss - Fall City Rd/Duthie Hill Rd from Klahanie Blvd to 272nd Pl SE	Low	\$4,813,000*	King County Private	TNR Rescoped	Turn channels as needed, pave shoulders, and construct neighborhood pathway on south side of road.
ES - 15.3	Duthie Hill Rd (SE 27 St) from 272th Pl SE to SR - 202	Low	\$3,775,000	King County	No	Add hill climbing lane, pave shoulders, add left turn channel.
ES - 19.1	Sahalee Ring Rd from NE 37th Way to NE 19th Pl	Low	-	Private	TNR	Construct new 2 lane neighborhood collector road with C-G-3.
ES - 21	228th Ave SE/SE 43rd Way from E Lk Samm Pkwy to Iss - Pine Lake Rd	High	\$6,059,000	King County	TNR	Widen roadway to 4 lanes, widen curb lane for bikes, and construct C-G-S.
ES - 25.1	SE 32nd St at Duthie Hill Rd	Medium	\$132,000	King County	New	Intersection/operational improvements, install traffic signal.
ES - 26	Sahalee Way at NE 37th Way	Medium	\$168,000	King County	TNR	Install traffic signal.

PROJ #	PROJECT NAME & LOCATION	PRIORITY	1992 COST	AGENCY	CIP #	PROJECT DESCRIPTION
ES - 29	SE 8th, SW2 18th Ave SE/SE 4th St from 228th Ave SE to 212th Ave SE	Medium	\$300,000	King County	New	Reconstruct 2 lane road, and construct neighborhood pathway
ES - 31	SR - 202 from E Lk Samm Pkwy to Sahalee Way	High	-	WSDOT	TNR Rescope	Widen roadway to 4 lanes with turn channels, and pave shoulders for bikes. Construct HOV lanes.
ES - 32	SR - 202 from Sahalee Way to Bear Creek MPD Arterial (236 Ave NE)	Medium	-	WSDOT	New	Widen to 4 lanes with turn-channels, pave shoulders for bikes Construct HOV facilities
ES - 36	Inglewood Hill Rd at 216th Ave NE	Medium	\$300,000	King County	TNR	Intersection/operational improvements, and signalize.
ES - 38	228th Ave SE at SE 20th St	High	\$112,000	King County	TNR	Intersection/operational improvements, and install pedestrian/equestrian activated crossing signals.
ES - 39	Sahalee Way at NE 25th Way	High	\$414,000	King County	TNR	Signalize Intersection. Construct turn-pockets.
ES - 44	Issaquah - High Point Trail	High	-	WSDOT	TNR	Construct multi-purpose off-road trail.
ES - 45.1	• Laughing Jacobs Creek Trail	Low	-	Private	TNR	Construct multi-purpose off-road trail, and provide equestrian facilities.
ES - 45.2	Beaver Lake Trail Trestle #442-A	High	\$1,408,000	King County	200389	Reconstruct bridge, construct walkway/pathway.
ES - 46	Northwest Pipeline Trail	Low	-	Private	TNR	Construct multi-purpose off-road trail, and provide equestrian facilities.
ES - 47	Puget Power Powerline Trail	Low	-	Private	TNR	Construct multi-purpose off-road trail, and provide equestrian facilities.
ES - 48.2	Sammamish Access Arterial (EIS and Const) from I - 90 to Iss-Pine Lake Rd	High	\$26,752,000	King County	New	Prepare EIS, design and construct a new principal arterial with class II bike lane, curb-gutter-sidewalk, and HOV lanes.
ES - 48.3	Beaver Lake Loop Road (Study) from Duthie Hill Rd to 244 Ave NE Ext.	High	\$20,000	King County Private	New	Feasibility study for new road.
ES - 49	244th Ave NE Extension from NE 8th St to SE 24th St	Medium	\$20,739,000	King County Private	TNR Rescope	Construct 2 lane minor arterial, widen curb lane for bikes, C-G-S, and intersection improv. at NE 8th St.
ES - 50	SE 8th St Extension from 228 Ave SE to 244 Ave SE Ext.	Medium	\$3,221,000	King County Private	New	Construct 2 lane minor arterial with Class II bike lane Construct curb-gutter-sidewalk on south side and Neighborhood Pathway on north side from 228 Ave SE to Powerline Trails.

10847

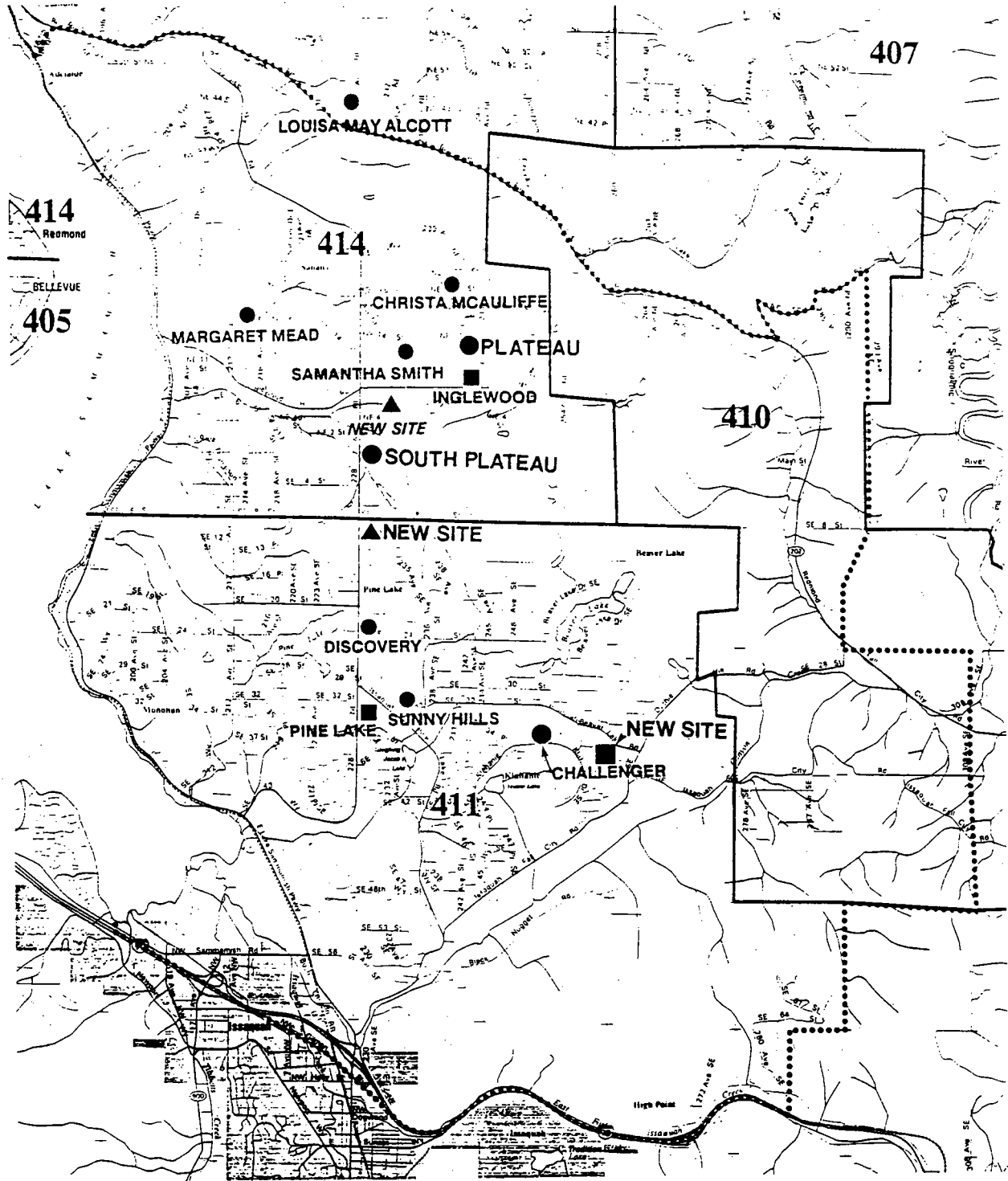
PROJ #	PROJECT NAME & LOCATION	PRIORITY	1992 COST	AGENCY	CP #	PROJECT DESCRIPTION
ES - 53	SE 20th St from 212th Ave SE to 228th Ave SE	Low	\$1,406,000	King County	TNR	Reconstruct roadway, pave shoulders, and construct neighborhood pathways.
ES - 56.2	SR - 520/SR - 202 Interchange (Design)	High	\$250,000	WSDOT King Co. Redmond	100889 Amended	Preliminary design study to construct full interchange
ES - 56.3	SR - 520/SR - 202 Interchange (Construction)	Medium	-	WSDOT	New	Construct interchange.
ES - 61.1	I - 90 at SR - 900 Interchange	High	-	WSDOT	TNR	Reconstruct interchange ramps, construct turn channels, and install traffic signal on WB ramps, improve signal timing/phasing, and construct HOV.
ES - 61.2	SR - 900 at SE 56th St	Low	-	WSDOT Issaquah	TNR	Realign intersection, construct and install turn channels and traffic signal.
ES - 61.3	SR - 900 from SE 50th to Newport Way SE	Medium	-	Issaquah WSDOT	TNR	Interconnect traffic signals
ES - 66.1	Inglewood Hill Rd from E Lk Samm Pkwy to 212th Ave NE	High	\$2,055,000	King County	201191	Add hill-climbing lane, reconstruct and pave shoulders.
ES - 66.2	Inglewood Hill Rd from 212 Ave NE to 228 Ave NE	Medium	-	King County	New	Pave shoulders for non-motorized safety.
ES - 69	244th Ave NE from NE 8th St to SR - 202	Medium	\$2,033,000	King County	TNR Rescoped	Add hill-climbing lane near SR - 202, construct C-G-S, and widen curb lane for bicycles. *Note: Project is subject to change pending findings in North Plateau Access Study [ES-81]
ES - 70	NE 8th St from 228th Ave NE to 244th Ave NE	Medium	\$3,221,000	King County Private	TNR	Add turn-channels, construct C-G-S, and widen curb lane for bicycles.
ES - 72	228th Ave SE at SE 24th St	Medium	\$134,000	King County	200592	Intersection/operational improvements, install signal.
PROJECT DONE						
ES - 73	SE 24th St from 228th Ave SE to 244 Ave SE	Medium	\$718,000	King County	New	Pave shoulders and construct neighborhood pathway.
ES - 74	212th Ave NE/SE from SE 4th St to SE 34th St	Medium	\$592,000	King County	New	Pave shoulders and construct neighborhood pathway for equestrian/pedestrian use.

10842

PROJ #	PROJECT NAME & LOCATION	PRIORITY	1992 COST	AGENCY	CIP #	PROJECT DESCRIPTION
ES - 75-1	226th Ave NE/Sahalee Way from NE 37th St to NE 8 St.	Medium	\$7,685,000	King County	New	Widen to 3 lanes, construct C-G-S, and widen curb lane for bicycle use. *Note: Project is subject to change pending outcome of North Plateau Access Study [ES-81].
ES - 75-2	Sahalee Way from NE 37th St to SR-202	Medium	\$2,500,000	King County	New	Add hill-climbing lane and pave shoulders. *Note: Project is subject to change pending N. Plateau Access Study [ES-81].
ES - 75-3	Sahalee Way at SR-202	Medium	\$95,000	King County	New	Intersection/operational improvements.
ES - 77	244th Ave SE from SE 24th St to SE 32nd St	Low	\$1,000,000	King County	New	Widen travel lanes, construct C-G-S and parallel multi-purpose off-road trail (part of Puget Power Trail, see ES - 47).
ES - 78	SE Highpoint Rd from 272nd Ave SE to 280th Ave SE	Low	\$637,000	Private	New	Pave road shoulders, and install (1) \$00 bike route sign.
ES - 79	East/West Beaver Lake Dr from 244 Ave SE to Issaquah-Beaver Lk Rd Nonmotorized Options Study	Medium	\$20,000	King County	New	Conduct non-motorized options study for improving safety.
ES - 80	SE 24th St from 212th Ave SE to East Lake Sammamish Pathway	Low	\$500,000	King County	New	Construct neighborhood pathway.
ES - 81	North Plateau Access Study	High	\$250,000	King County	New	Conduct feasibility study to add general capacity to improve north planning area access and Level of Service. Includes consideration of widening East Lake Sammamish Pkwy, Sahalee Way, and 244 Ave NE widening, or new road establish.
ES-82	226 Ave NE @ NE 14 St	Medium	\$95,000	King County	New	Construct Left Turn Pocket.
ES - 84	E Lk Samm Pkwy/Vaughn Hill Rd Access Study from Vaughn Hill Rd to E Lk Samm Pkwy	Low	\$50,000	King County	New	Conduct feasibility/needs study to construct new road.
ES - 85	NE 25th St/Way from end of SE 25th Way near 238th Ave NE to 244th Ave NE	Low	-	Private	New	Construct 2 lane neighborhood collector.
ES - 86	216th/218th Ave SE from SE 4th St to Main	Low	-	Private	New	Construct 2 lane neighborhood collector.

PROJ #	PROJECT NAME & LOCATION	PRIORITY	1992 COST	AGENCY	CIP #	PROJECT DESCRIPTION
ES - 87	Timberline Ridge from NE 42nd subd to E Lk Sammamish Pkwy at NE 50th St and Happy Valley Road	Medium	-	Private	New	Construct 2 lane neighborhood collector.
ES - 88	I - 90 Frontage Rd from E Lk Sammamish Pkwy to Sunset Interchange area	Low	\$2,043,000	King County	New	Construct 3 lane minor arterial with widened curb lane for bicycle use. Construct C-G-S.
ES - 90	E Lk Sammamish Pkwy at SR - 202	High	-	WSDOT	New	Intersection/operational improvements, HOV queue by-pass.
ES - 91	E Lk Sammamish Pkwy from SE 43rd way to SE 212th St	Medium	\$729,000	King County	New	Widen to 4 lanes, turn channels, and reconstruct bike lane on shoulders.
ES - 92	SR - 202 at 244th Ave NE	High	-	WSDOT	New	Intersection/operational improvements, & install traffic signal.
ES - 93	SR - 202 at 27th NE (Duthie)	Medium	-	WSDOT	New	Intersection/operational improvements, & install traffic signal.
ES - 94	E Lk Sammamish Pkwy at SE 58th St	High	\$132,000	King County	New	Intersection/operational improvements for HOV queue by-pass.
ES - 95	Inglewood Hill Rd at 228th Ave NE	Medium	\$132,000	King County	New	Intersection/operational improvements.
ES - 96	SR-202 from 236 Av NE to 1000 feet east of 244 Av NE	Low	-	WSDOT	New	Widen SR 202 to 4 lanes and pave shoulders.
ES-97	Non-Motorized Circulation Plans Commercial Areas	Medium	\$45,000	King County	New	Develop non-motorized circulation plan for commercially zoned districts within the East Sammamish Plan Area.
ES-98	East Lake Sammamish Parkway Safety Study	High	\$300,000	King County	New	Study to determine pedestrian and bicycle safety improvements, driveway access, and street crossings for water access.
ES-99	East Lake Sammamish Parkway at SE 212 Way	High	\$20,000	King County	New	Install traffic signal.
T/HOV-10009	East Sammamish North Park & Ride Beat Creek II	-	-	WSDOT	New	Conduct location study to Provide transit facilities/operating improvements
T/HOV-10011	East Sammamish South Park & Ride	-	-	WSDOT	New	Conduct location study to: Provide transit facilities/operating improvements

10847



School Districts and Sites

- Elementary Schools
- Junior High Schools
- ▲ High Schools

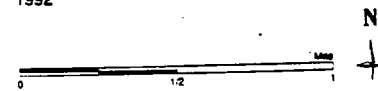
Source: King County Planning and Community Development Division, 1991

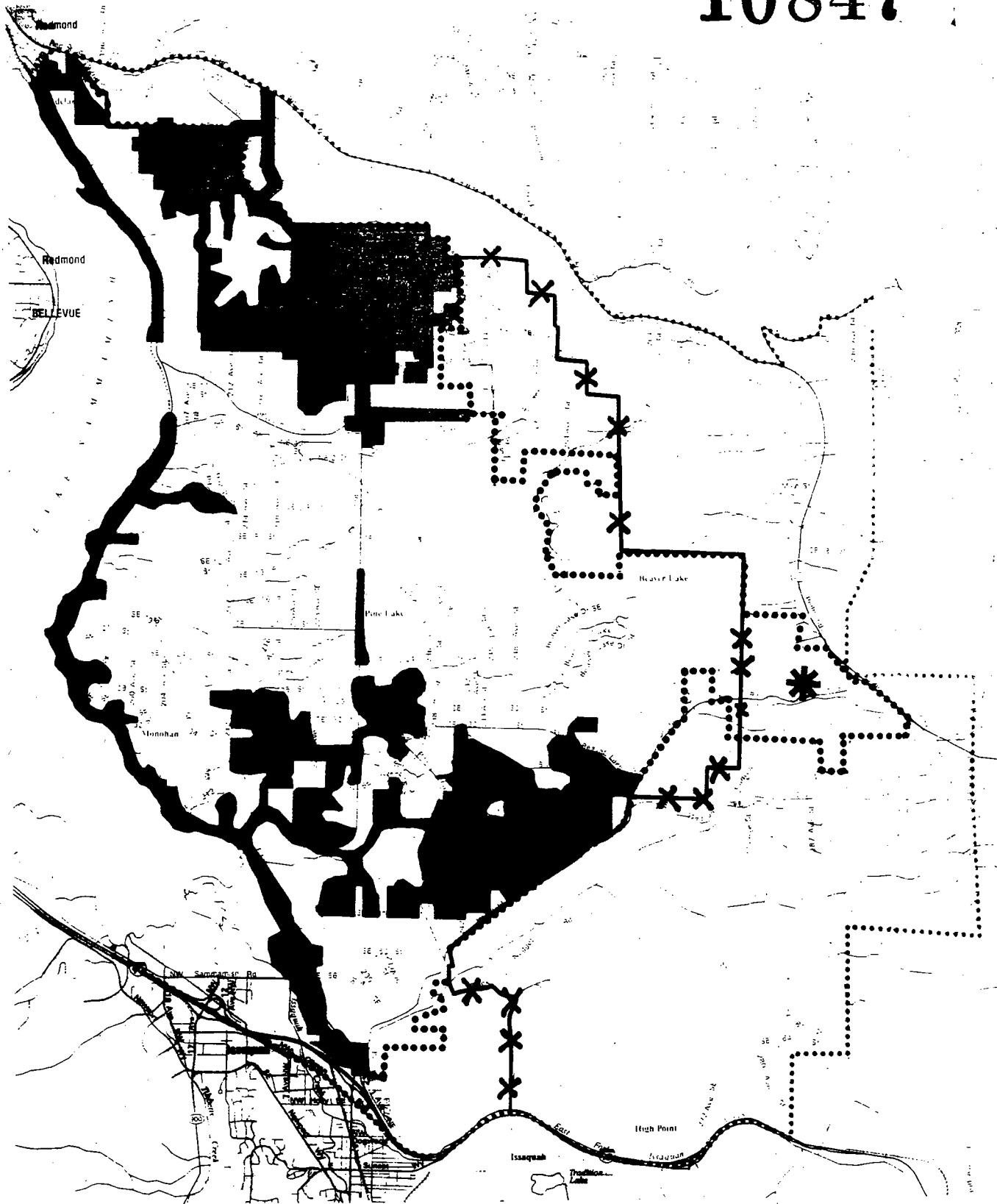
Executive Proposed East Sammamish Community Plan Update 1992

East Sammamish Community Planning Area



King County Planning and Community Development Division
1992





Sewer Local Service Areas and Existing Sewers

- Panel Recommended Sewer LSA
- Sewer LSA
- Existing Sewers

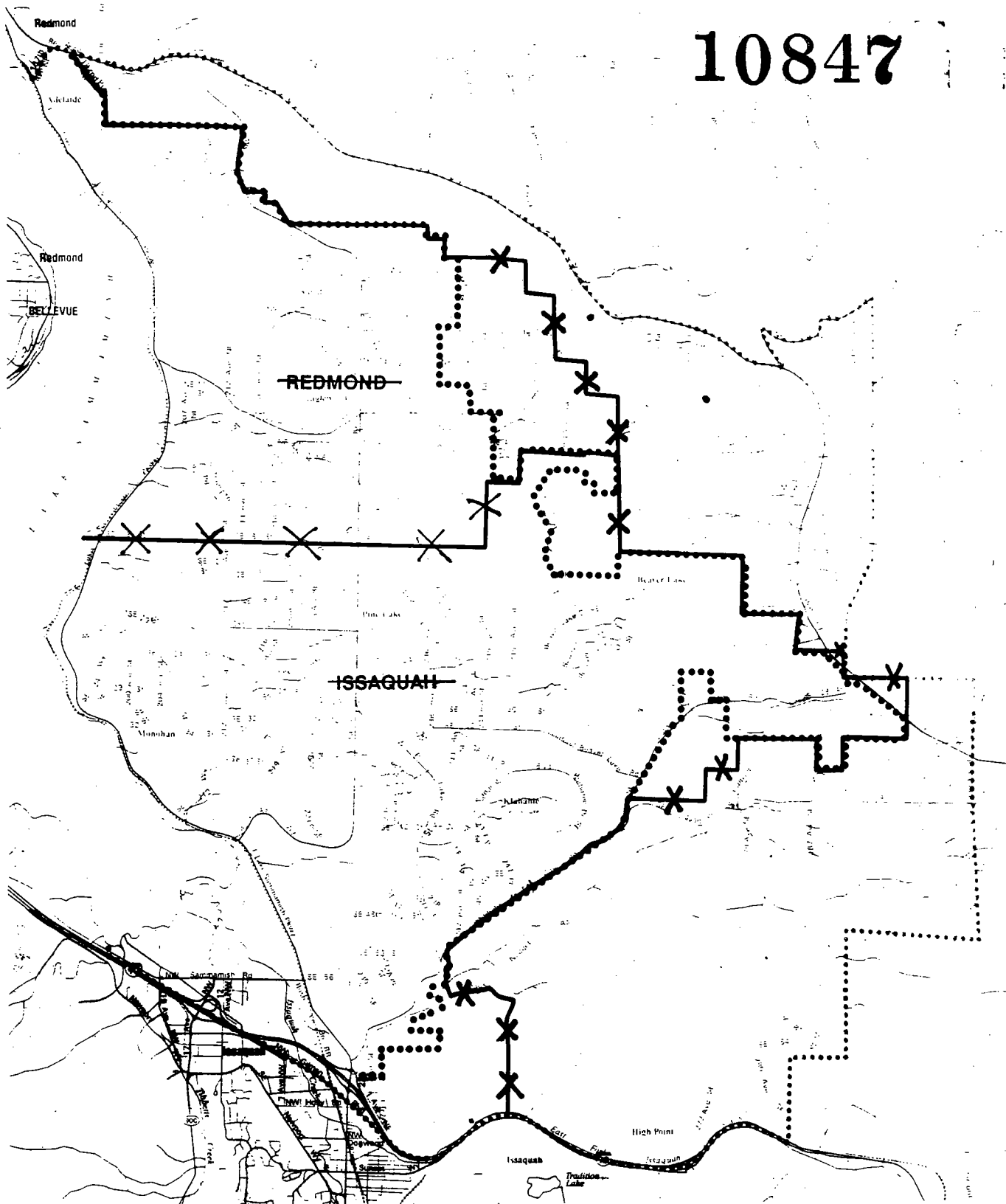
Source: Individual Sewer Districts Provided Information

Executive Proposed East Sammamish

East Sammamish Community Planning Area



King County Planning and Community



Municipal Urban Growth Areas

Source: City of Issaquah and City of Redmond, 1992

Executive Proposed East Sammamish Community Plan Update 1992

 Urban Growth Areas

 Panel Recommended Urban Growth Area

East Sammamish Community Planning Area



King County Planning and Community

10847

Proposed Ordinance 92-597

Appendix B

Panel-Recommended Revisions to the Executive-Proposed East
Sammamish Area Zoning

P-Suffix development conditions for area zoning requests 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 236, 237, 238, 239, 242, 246, 248, 253, 258, 259, 260 and 262:

Development shall be clustered as far away from the North Fork of Issaquah Creek as possible. The common tract shall be left in undisturbed permanent open space.

P-suffix development conditions for area zoning requests 55 and 58:

Development on this site shall be mixed use with a residential density of not less than 12 units per acre.

P-suffix development condition for the RS-9600-P portion of area zoning request 495:

Subdivision shall be limited to 290 or fewer lots with clustering.

P-suffix development condition for the AR-10 portion of area zoning request 495:

Permitted use limited to golf course or open space; residential development prohibited.

P-suffix development condition for area zoning requests 277, 279, 281, 286, 288 and 291:

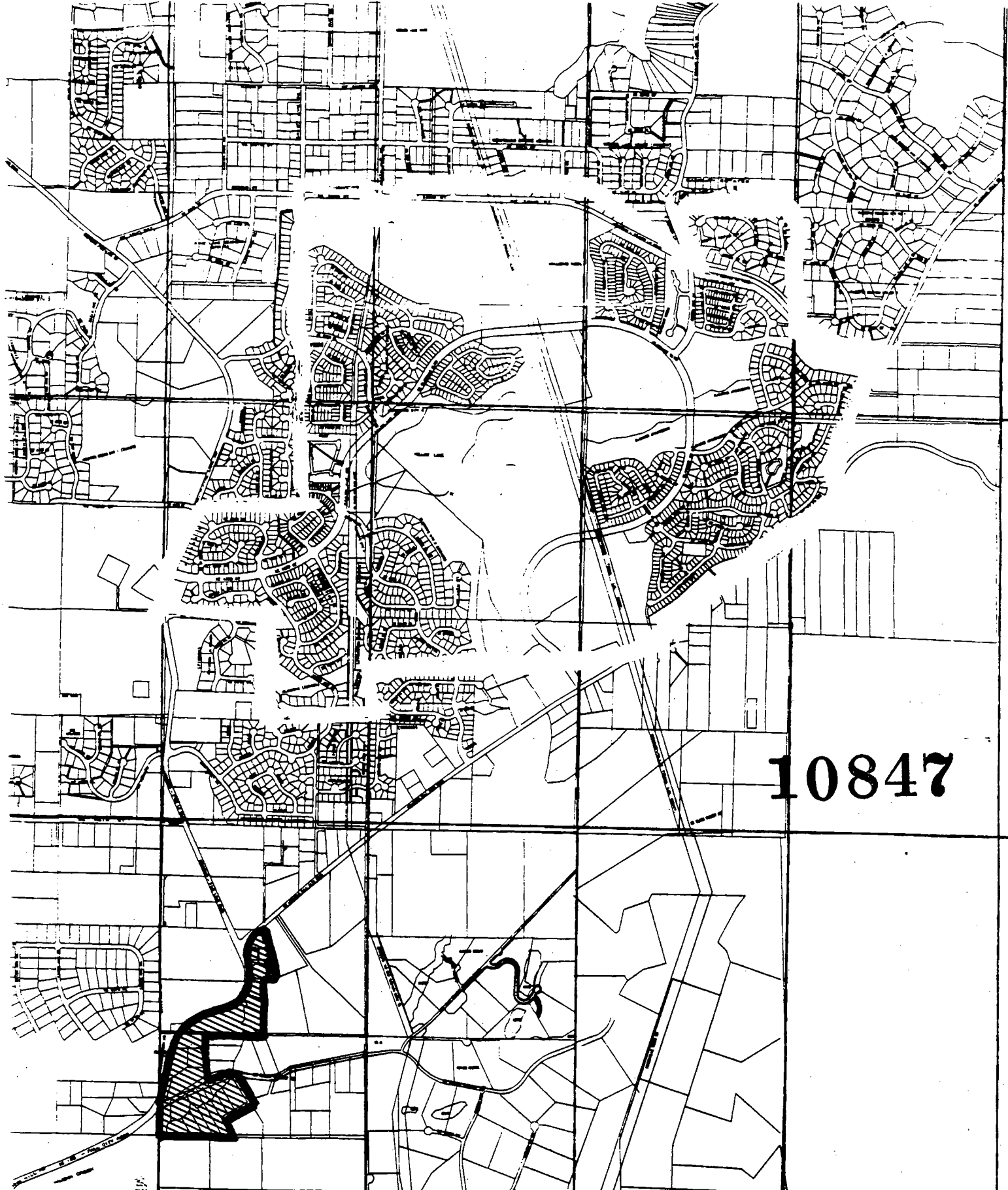
If future modifications to the King County Code narrow or eliminate the combination of uses permitted in the M-P classification, future uses of this site should be primarily industrial.

P-suffix development condition for area zoning requests 233 and 234:

Development shall be clustered to maximize protection for stream corridor and without loss of density beyond that required by Sensitive Areas Ordinance density calculation rules.

P-suffix development condition for area shown on attached map, Black Nugget Rd./Issaquah Creek Required Clustering Area:

Development shall be clustered at least 100 feet away from the North Fork of Issaquah Creek.



10847

Black Nugget Rd./Issaquah Creek Required Clustering Area

AND REPLACE WITH THE FOLLOWING:

Klahanie Community Business Center Design Conditions **10847**

The proposed location of the Klahanie commercial center to be zoned B-C (potential BR-C) and RM-2400 (potential BR-C) is on the northeast quadrant of the intersection of Klahanie Drive S.E. and the Issaquah-Fall City Road. The Issaquah-Fall City Road is also the local boundary between the Urban and Rural Areas designated by the 1985 King County Comprehensive Plan. The normally preferred land use in Urban Areas abutting Rural Areas is low-density residential development (KCCP policy R-207, ESCP policies R-5 and CI-6); therefore an intensive commercial use in this location requires substantial mitigation to protect the abutting Rural Area. The following conditions are the minimum necessary to provide the needed mitigation.

1. Development of this property shall be subject to the "P"-suffix conditions as part of the approval for rezone No. 134-80-R for the subject and surrounding property.
2. In order to ensure that the Klahanie Commercial Center is developed as and remains a predominantly neighborhood-oriented center, the uses otherwise permitted in the B-C Community Business classification (KCC ch. 21.28) shall be limited to the following (which are uses permitted in the B-N Neighborhood business classification):
 - a. Any on-premises retail enterprise dispensing food or commodities as described and limited in KCC 21.28.020(A);
 - b. Business offices as described and limited in KCC 21.28.020(B);
 - c. Hospitals, limited to small animal hospitals or clinics, provided:
 - (1) The incidental boarding of animals under treatment only is allowed;
 - (2) The portion of the building in which the animals are treated or boarded is sound-proof, and;
 - (3) There will be no burning of refuse or dead animals on the premises.
 - d. Any public utility installation relating directly to the distribution of services as described and limited in KCC 21.28.020(I);
 - e. Public off-street parking facilities, as described and limited in KCC 21.28.020(J);
 - f. Churches;
 - g. Public office buildings, art galleries, museums, libraries, police and fire stations;

- h. On-premise signs as described and limited in KCC 21.28.020(N), and as further limited by the specific conditions of this reclassification;
 - i. Mixed-use business-residential developments subject to a conditional use permit, as described and limited in KCC 21.28.020(Q), and further limited to neighborhood scale mixed-use business-residential development;
 - j. Specialized instruction schools;
 - k. Communication facilities, subject to KCC 21.80.020 - 21.80.190, and further limited to facilities for transmission and/or reception of microwave signals and/or cellular radio signals.
- 3. Development in the Klahanie Commercial Center shall be limited to a maximum of 107,400 square feet of gross leasable floor area of uses, as described in the Final Supplemental EIS for the Klahanie Commercial Center.
 - 4. No building or structure within the Klahanie Commercial Center site shall exceed a height of thirty-five feet.
 - 5. Any uses located within the Klahanie Commercial Center that potentially generate unusual or adverse environmental impacts or hazards, other than gasoline/service stations and laundries or dry cleaning establishments, shall be subject to supplemental environmental review and studies to analyze specific impacts and to identify appropriate mitigation measures, as provided in the SEPA Rules, WAC 197-11-600(1)(b). Gasoline/service stations and laundries or dry cleaning establishments shall be governed by Conditions 15 and 16 below, respectively, and shall not require supplemental environmental review unless required by other applicable law.

Drainage

- 6. The site shall be developed in accordance with the approved Klahanie Master Drainage Plan as the same has been revised and approved by King County Surface Water Management Division (SWM) in September 1992 to take into account surface water runoff impacts resulting from development of the Klahanie Commercial Center as proposed. Any subsequent revisions to the Master Drainage Plan shall similarly be subject to review and approval by King County SWM.
- 7. Detention Facility 7 as identified in the Klahanie Master Drainage Plan shall be constructed in compliance with King County requirements to match release rates identified in the Klahanie South Master Drainage Plan Updated, dated March 1992 and approved by King County SWM in September 1992.
- 8. The applicant shall submit a Wildlife Habitat Management Plan, based on the adopted Open Space and Master Drainage Plans for Klahanie. Such plan shall generally describe the planned communities or habitats and wildlife

species currently present on site. Such plan shall include a general assessment of the existing habitat and a function and values analysis of the wetland and upland vegetation that will be disturbed by construction of Detention Facility 7. The revegetation plan for Facility 7 and other areas of Klahanie shall be designed to replace and enhance habitats that have been disturbed. In addition to plantings, such plan shall include actions such as feeding stations and nest box programs, educational brochures for existing and new residents in Klahanie, and interpretive signs. Such plan must be approved by DDES prior to construction of Detention Facility 7.

Traffic and Circulation

9. To ensure the safe operation of Issaquah-Fall City Road prior to implementation of King County's programmed improvements for that road, the following measures shall be undertaken by the Klahanie developer in conjunction with development of the Klahanie Commercial Center. Such measures shall be completed before December 31, 1994, unless a later date for completion of either measure is authorized by the Department of Public Works, and shall be paid for by the applicant.
 - a. Issaquah-Fall City Road shall be widened within its existing right-of-way to add a continuous 12-foot center two-way left turn lane from the intersection of Issaquah-Fall City Road with 247th Place S.E. to its intersection with Issaquah-Pine Lake Road. This improvement shall include four- to eight-foot paved shoulders on both sides to accommodate pedestrians and bicyclists. Such widening within the existing right-of-way shall be an interim improvement until King County constructs its proposed improvement of Issaquah-Fall City Road. Where necessary, existing road ditches shall be filled and storm sewers installed to accomplish the extra road widening.
 - b. A fully-actuated traffic signal shall be installed at the intersection of Issaquah-Fall City Road and 247th Place S.E. Signal installation shall be subject to approval of the King County Department of Public Works.
10. The applicant shall improve the site's Issaquah-Fall City Road frontage (exclusive of the 100-foot buffer) to Urban standards, consistent with the cross section described in Project #200195 of the King County Capital Improvement Program and Project #ES15.2 in the Transportation Needs Report, unless a variance is granted from standards by the King County Road Engineer.
11. Two westerly vehicular access points onto Klahanie Drive S.E. shall be permitted, with a third access point onto Klahanie Drive S.E. subject to approval by the King County Road Engineer. No vehicular access point shall be permitted onto Issaquah-Fall City Road.

12. If at the time of issuance of the first building permit for any building in the Klahanie Commercial Center, Klahanie Drive S.E. has not been improved to full five-lane urban minor arterial standards (over and above the existing interim two-lane road improvement already installed, as permitted by BALD and the Department of Public Works), then such road shall be so improved to such full five-lane standard before issuance of any occupancy permit for any building in the Klahanie Commercial Center.
13. At least 69 park-and-pool spaces shall be provided by the applicant adjacent to the Klahanie Commercial Center, either on the northern boundary of the subject parcel zoned B-C-P, or in the parcel zoned RM-2400-P (potential B-C-P) to the north. The park-and-pool lot shall be posted with designated park-and-pool lot signs as required by Metro, and paid for by the applicant. Development of the park-and-pool lot shall be timed as provided in Condition No. below.
14. The applicant shall coordinate with the King County Roads Division and Metro to determine the most effective pedestrian and bicycle movement to and from the park-and-pool lot and the most effective locations for transit-related facilities as appropriate.

Water Quality Best Management Practices

15. Location of a gasoline/service station within the Klahanie Commercial Center shall be subject to implementation of best management practices ("BMPs") to protect water quality from potential contamination due to spills or improper storage or disposal of materials, as follows:
 - a. Fuel pump islands shall be covered and provided with an approved drainage system to accommodate runoff associated with washing down the fuel islands. This could consist of either a connection to a sanitary sewer system (if approved by the local sewer district and/or fire department), or provision of a dead sump.
 - b. No waste liquids or chemicals of any kind shall be discharged to storm sewers.
 - c. Dangerous wastes shall be segregated, stored, transported, and disposed of pursuant to applicable Department of Ecology (DOE) regulations (WAC ch. 173-303).
 - d. Stormwater from areas where dripping oil or hydraulic fluids are likely to occur shall be treated by appropriately designed separator systems as indicated in "Water Quality Best Management Practices Manual for Commercial & Industrial Businesses" (City of Seattle, Office for Long Range Planning, June 1989). Separators shall be properly maintained.
 - e. Wash water from cleaning of vehicles and equipment shall be discharged only to sanitary sewers.

- f. To minimize the risk of accidental spillage, the gasoline station owner shall prepare a written operations plan that describes procedures for loading/unloading of storage tanks and shall train employees as to its execution.
 - g. Emergency kill switches for fuel pumps shall be provided for use by the station attendant.
 - h. The owner shall prepare an emergency spill cleanup plan.
 - (1) The plan shall be prepared according to the following guidelines and contain the following information:
 - (a) a description of the nature of the business and the general types of chemicals used;
 - (b) a site plan showing the location of storage areas for chemicals, storm drains and the direction of slopes towards these drains, and the location and description of any devices to stop spills from leaving the site;
 - (c) notification procedures to be used in the event of a spill;
 - (d) explicit cleanup procedures; and
 - (e) the designated person with overall spill response cleanup responsibility.
 - (2) Key personnel shall be trained in the use of the plan.
 - (3) A written summary of the plan shall be posted at appropriate points in the business, identifying the spill cleanup coordinators, location of cleanup kits, and phone numbers of regulatory agencies to be contacted.
 - (4) An emergency spill cleanup kit, appropriate to the type and quantity of chemicals liquids stored, shall be located at the business site.
 - (5) Cleanup of any spills shall begin immediately; DOE and Metro shall be notified if the spill reaches sanitary or storm sewers.
16. Location of laundries or dry cleaning establishments in the Klahanie Commercial Center shall be subject to implementation of the following best management practices: businesses generating dangerous wastes shall properly segregate, store, transport and dispose of such wastes as required by DOE regulations (WAC ch. 173-303).

The intent of the following conditions is to make all on-site signage of the commercial center not directly visible (i.e. glare may be visible but not signs or light sources themselves) from any Rural-designated property across the Issaquah-Fall City Road from the commercial center. King County reserves the right to require installed signage or lighting to be modified to meet this intent.

17. Center identification signs shall be limited to three locations, shall consist of low "gateway" type entrance markers with two faces maximum per sign, a maximum of 12 square feet per face, and a maximum height of 10 feet. The sign base shall be a stone, brick, or concrete wall in a landscape area, with identifying signage carefully composed on a back-lit plexiglass face with metal surround. Lighting in signs shall show through the lettering only, with the background face blacked out. Center identification signs shall be limited in height to six feet. Text shall be limited to identification of the Klahanie Commercial Center and major tenants only; no product or sales advertising shall be allowed. No center-related sign shall be allowed on the Issaquah-Fall City Road
18. The southerly-most center-related sign of any kind permitted on Klahanie Drive S.E. shall be located not less than 150 feet north of Issaquah-Fall City Road, measured from the right-of-way edge.
19. Building signs shall be limited in size, placement and construction as follows. Building signs may not be flashing signs, or transparent or translucent canvas awnings. Signs shall be installed in designated spaces on building fascia for each tenant and shall be sized and designed proportionate to its designated area.
20. Tenant directories, signage for deliveries, traffic flow, and other directional signage shall be approved by the shopping center owner for conformance to the design intent of the Klahanie Commercial Center. All such signs shall be unlit and set back 25 feet from Klahanie Drive S.E.
21. Building-mounted signs are not permitted on facades that face either Klahanie Drive or Issaquah-Fall City Road within 150 feet of the north edge of the Issaquah-Fall City Road right-of-way. No building-mounted sign shall extend above wall height or 10 feet above grade, whichever is less. No building shall be designed or lighted in a way that makes it function as a sign.
22. Free-standing single-user buildings may have one monument sign each with a maximum of two faces on Klahanie Drive S.E. Each face shall be limited to 12 square feet, and the signs shall have a maximum height of six feet. These signs shall be subject to the same lighting, locational and other standards as the commercial identification signs.
23. No retail shop signs shall be permitted on the rear of a building.

24. No sign shall be animated, audible, moving, or illuminated by an intermittent, flashing, or scintillating source of light.

10847

25. Sign text shall be limited to the business name and insignia or logo. Text referring to products sold, sales, etc., shall not be permitted.

Lighting

The intent of the following conditions is to make all on-site lighting of the commercial center not directly visible (i.e. glare may be visible but not signs or light sources themselves) from any Rural-designated property across the Issaquah-Fall City Road from the commercial center. King County reserves the right to require installed signage or lighting to be modified to meet this intent.

26. Exterior lighting shall be of sharp cut-off type high intensity luminaries in a circular or rectilinear housing designed to provide adequate illumination while minimizing potential spillage of light and glare off site.

27. All exterior building and parking area lighting shall be pointed either straight down or directly away from Issaquah-Fall City Road (i.e., along an axis 90 degrees from the road's centerline).

28. Location of lighting shall be as shown on the approved site plan. Light poles within 100 feet of Klahanie Drive S.E. shall not exceed 15 feet in height. All other light poles shall be limited to 25 feet in height.

29. The design for walkway, parking lot and exterior building lighting shall be generally as shown on the approved site plan. No type of lighting that would highlight or wash any building facade or other structure shall be used. The type of light used shall be in the warmer ranges, with high pressure sodium preferred. A combination of sources to achieve that color range is acceptable.

Screening

30. Rubbish/trash receptacles, storage areas and loading areas shall be located and screened so as not to be visible from adjacent residences or to pedestrians within Klahanie Commercial Center.

31. HVAC and other roof-mounted mechanical equipment shall be enclosed, screened, or integrated into building designs so as not to be visible to pedestrians within the Klahanie Commercial Center.

Landscaping

32. A detailed landscape plan for the Klahanie Commercial Center showing the location, species, and size of proposed plantings shall be submitted to King County for review and approval prior to issuance of the first building permit for the Klahanie Commercial Center. The landscape plan shall be consistent with the approved conceptual plan for the Klahanie Commercial Center and shall be prepared by a landscape architect licensed by the State of Washington.
33. Landscaped materials shall generally consist of the type, typical species, size, and spacing shown on the landscaping plan approved by King County.
34. All landscaped areas shall be irrigated by a permanent, underground, automatic water system.
35. The applicant shall submit a bond or other security acceptable to King County to ensure that all required landscaping is installed, and a three-year maintenance bond or other security acceptable to King County to ensure that all required landscaping is maintained (or replaced; if dead or dying) within the first three years after planting.
36. All plant materials and landscaped areas shall be regularly maintained in a healthy and attractive condition and shall be kept free of trash, litter, wastes, and weeds. Maintenance shall include regular trimming, mowing, pruning, fertilization, and replacement of dead or diseased plant materials. The applicant shall indicate to King County the entity (homeowner's association, owner, etc.) that will have responsibility for maintaining landscaping.
37. Herbicides or other regulated chemicals shall be applied only by certified applicators or services.

Open Space

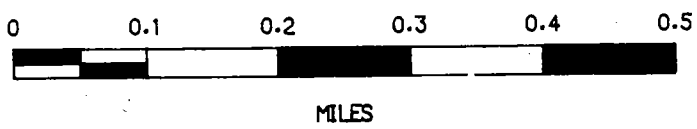
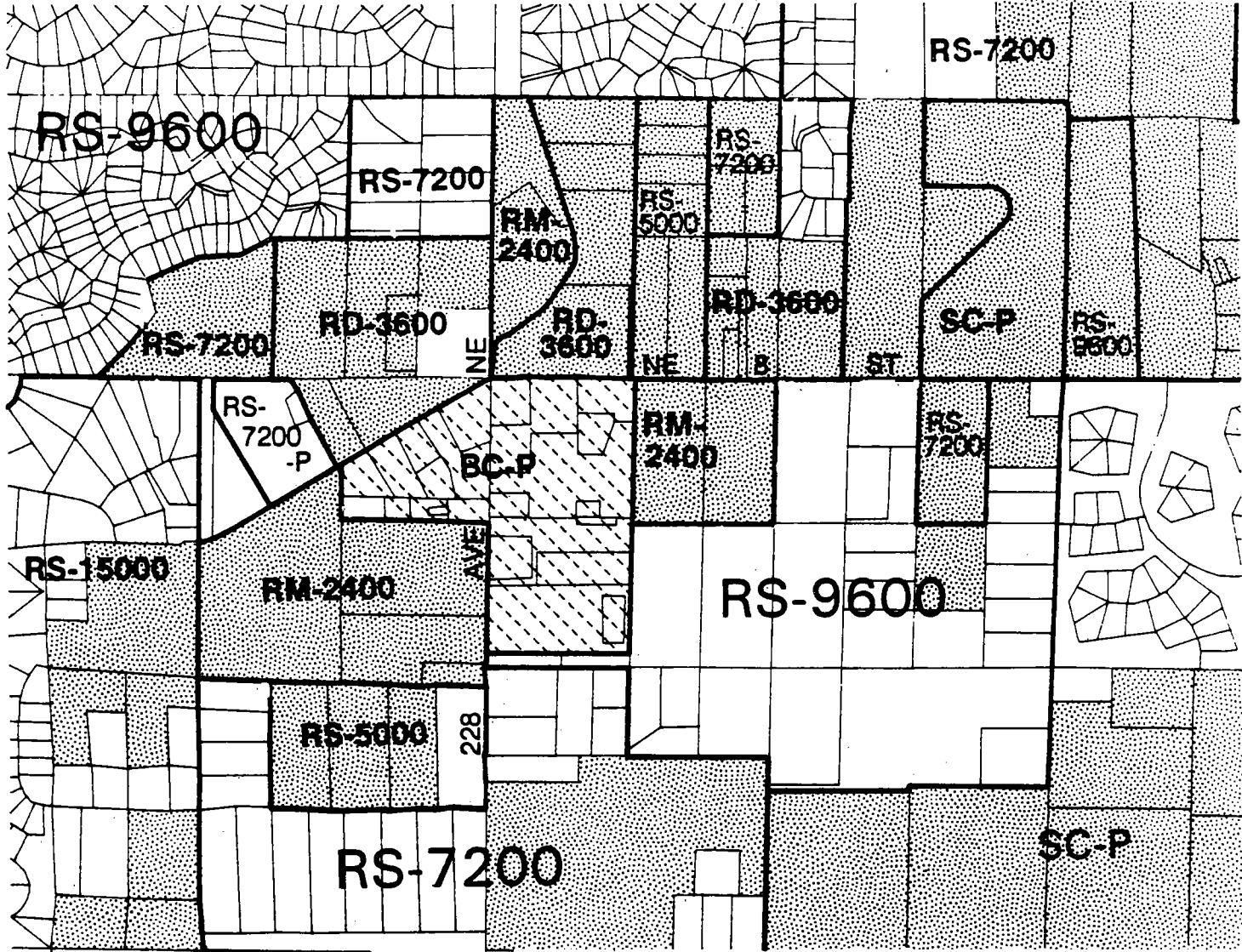
38. The applicant shall set aside land to develop a 0.5-acre park/open space area on a site adjacent to the proposed Klahanie Commercial Center. This park -- shown on the applicant's proposed site plan as the "festival glade" -- shall be designed and improved to create a functional pedestrian link between the Klahanie Commercial Center and Klahanie's park and open space system, and an amenity for visitors to the shopping center. Prior to improvement of the festival glade, the applicant shall submit detailed landscaping and improvement plans for development of that area.
39. A fully-vegetated natural buffer of at least 100 feet shall be retained along Issaquah-Fall City Road between Klahanie Drive S.E. and the eastern property line.

40. The 100-foot buffer shall be augmented by a planted berm on its northern boundary to create an opaque screen between the Klahanie Commercial Center and Issaquah-Fall City Road. The berm shall generally vary from 10 feet (west end) to 40 feet (east end) in width, and from 2 feet (west end) to 8 feet (east end) in height. A screen of conifers 6 feet tall at time of planting shall be installed along the top of the berm.
41. A landscaped strip along Klahanie Drive S.E., generally 50 feet wide, shall be retained.
42. The design of Klahanie Drive S.E. at its intersection with Issaquah-Fall City Road shall include a planted median capable of accommodating a screen planting similar to that of the 100-foot native growth protection easement on the site's southern boundary. At its southern end, the median shall be 25 feet wide and taper gradually to 15 feet wide, over a minimum length of 200 feet. The median shall include a berm that is at least six feet high for its southernmost 100 feet, and shall be planted with a mix of at least two tree species, three tall shrub species, five shrub species, three grasses and three forbs. Evergreen trees shall make up 90 percent of total tree quantity. The berm design and plantings may be modified from the specific requirements set forth in this condition only to meet King County sight distance requirements for the intersection. Maintenance of the median plantings shall be the responsibility of Lowe Enterprises or its successors in interest in the commercial center.
43. Subject to approval by the Bonneville Power Administration, the proponent shall install a berm with a minimum height of 4 feet, adjacent and parallel to Issaquah-Fall City Road, within the BPA powerline easement and along the entire width of the easement fronting on such road. The berm shall be designed and located to maximize screening of the shopping center site from Issaquah-Fall City Road. A screen 6 feet in height at time of planting, of species with the maximum mature height allowed by BPA, shall be installed on top of the berm, pursuant to a landscaping plan approved by DDES.
44. A fully-vegetated natural buffer of at least 25 feet in width shall be retained between the proposal and the residential area to the north. Such buffer may be developed on either the subject property or the northerly adjoining property. The "Festival Glade" shall be connected to the existing Klahanie trail system by developing a trail through this buffer consistent with King County trail standards.
45. Design and construction of the park-and-pool shall maximize vegetative buffering on the north side of the Klahanie Commercial Center.

46. The existing natural vegetation in the area west of the public trail on the easterly edge of the site shall be retained, north from Issaquah-Fall City Road to the south-easterly corner of the proposed Puget Power substation. Routing of power lines to and from the Klahanie substation shall be designed so as to minimize vegetation removal. If vegetation removal is required for installation of such power lines, Puget Power should be required to replant affected areas pursuant to a landscaping plan approved by DDES.

Noise

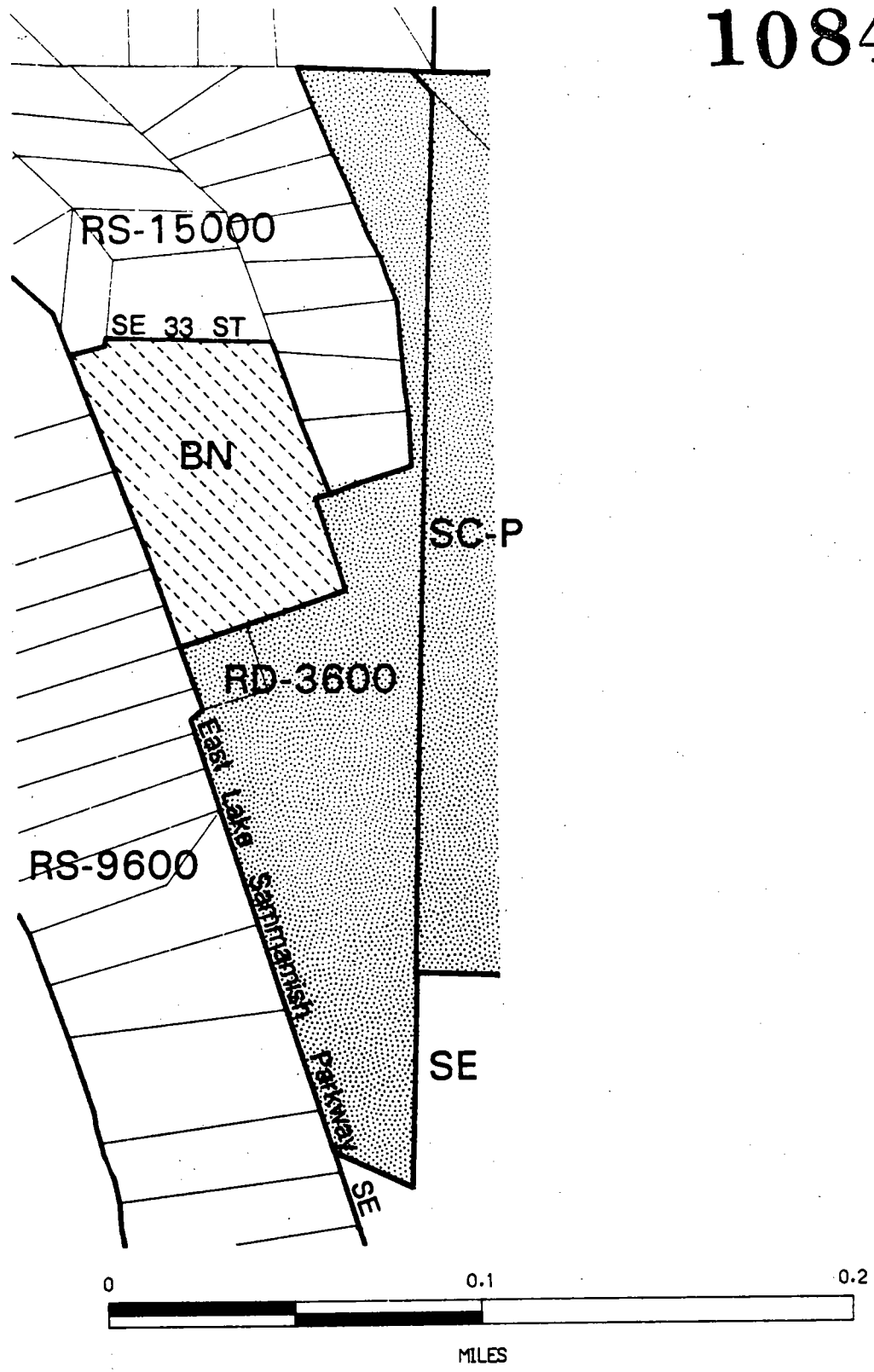
47. If a 24-hour supermarket is developed on the site, refrigeration units, compactors, and mechanical equipment associated with supermarket operation shall be constructed to ensure that King County noise level limits are not exceeded at the property boundary.
48. If a 24-hour supermarket is developed on the site, no deliveries by truck shall be allowed between 10:00 p.m. and 6:00 a.m.



1. Sammamish Highland/ Inglewood Plaza Center

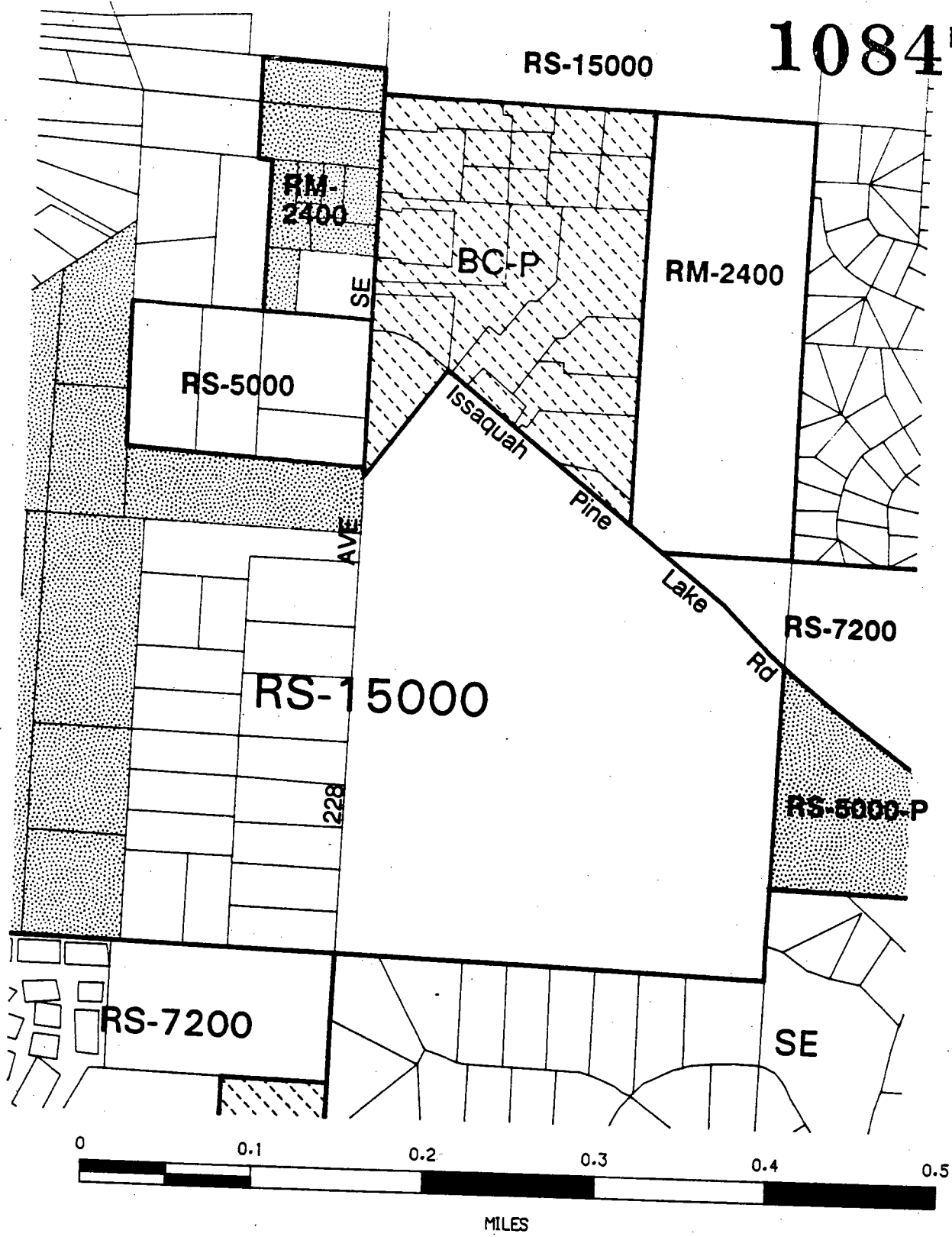
-  Commercial Area
-  Growth Reserve

East Sammamish Community Plan Update



2. Sammamish Plaza (Monohan)

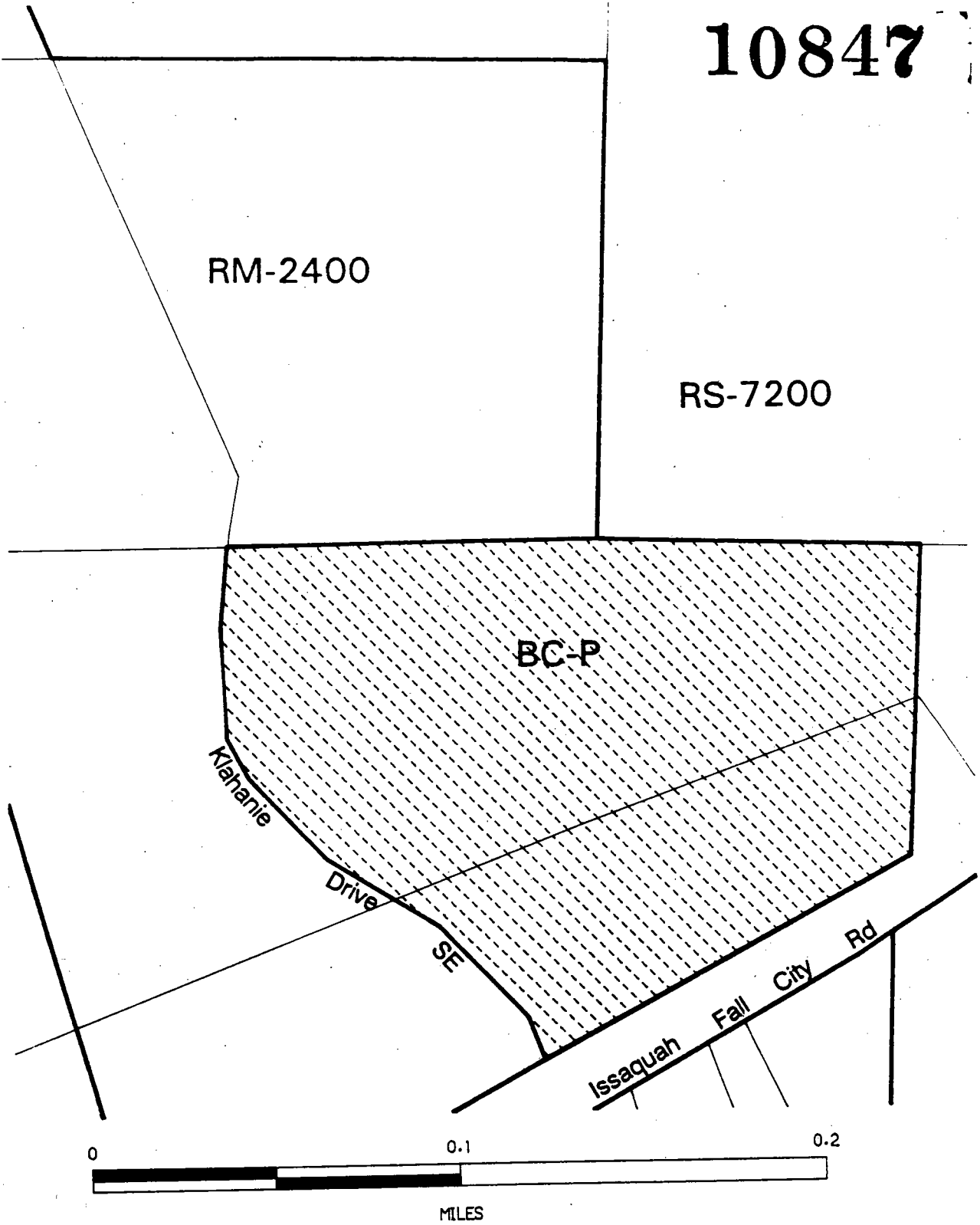
-  Commercial Area
-  Growth Reserve



3. Pine Lake Village

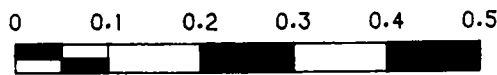
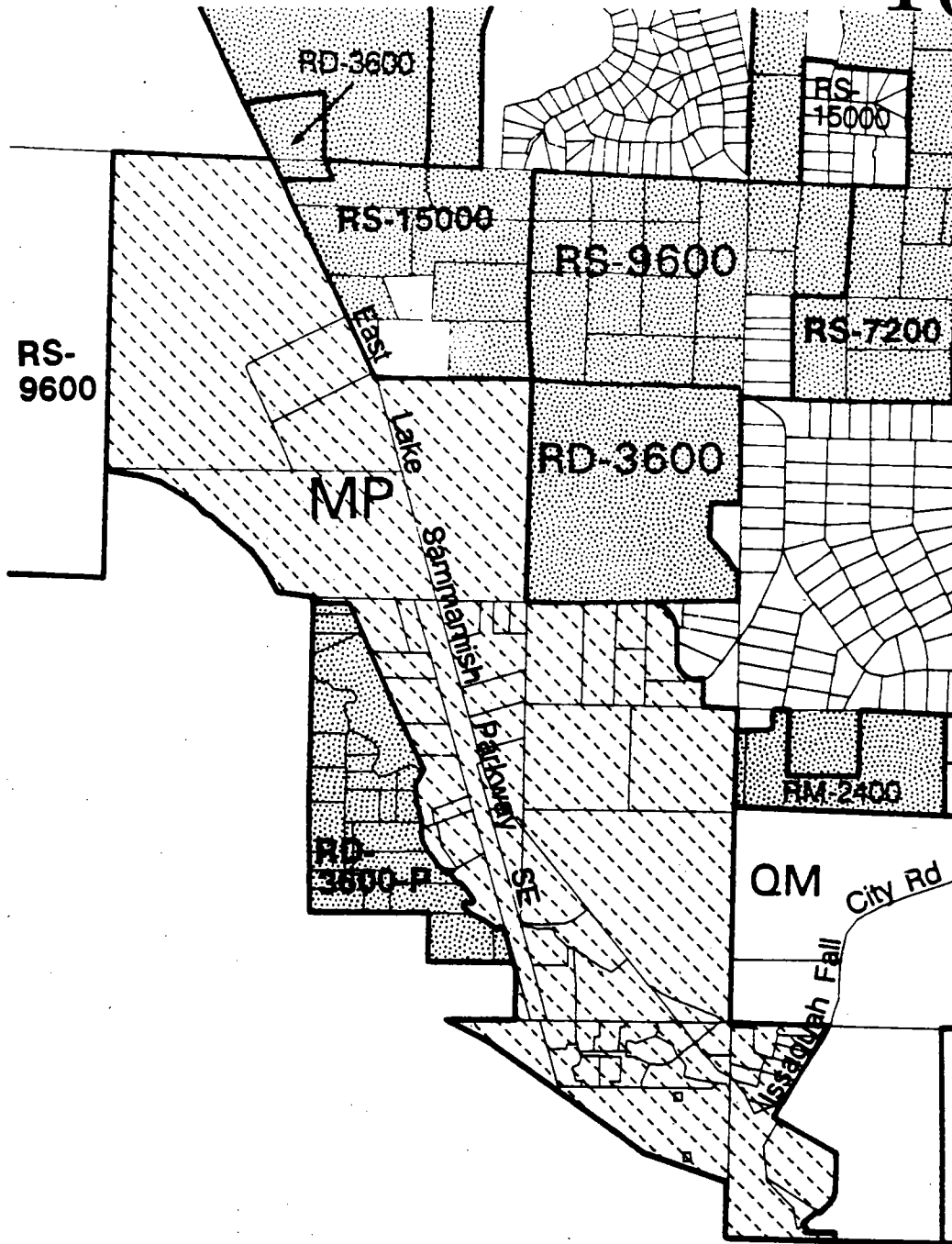
-  Commercial Area
-  Growth Reserve

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4. Klahanie Village Shopping Center

 Commercial Area

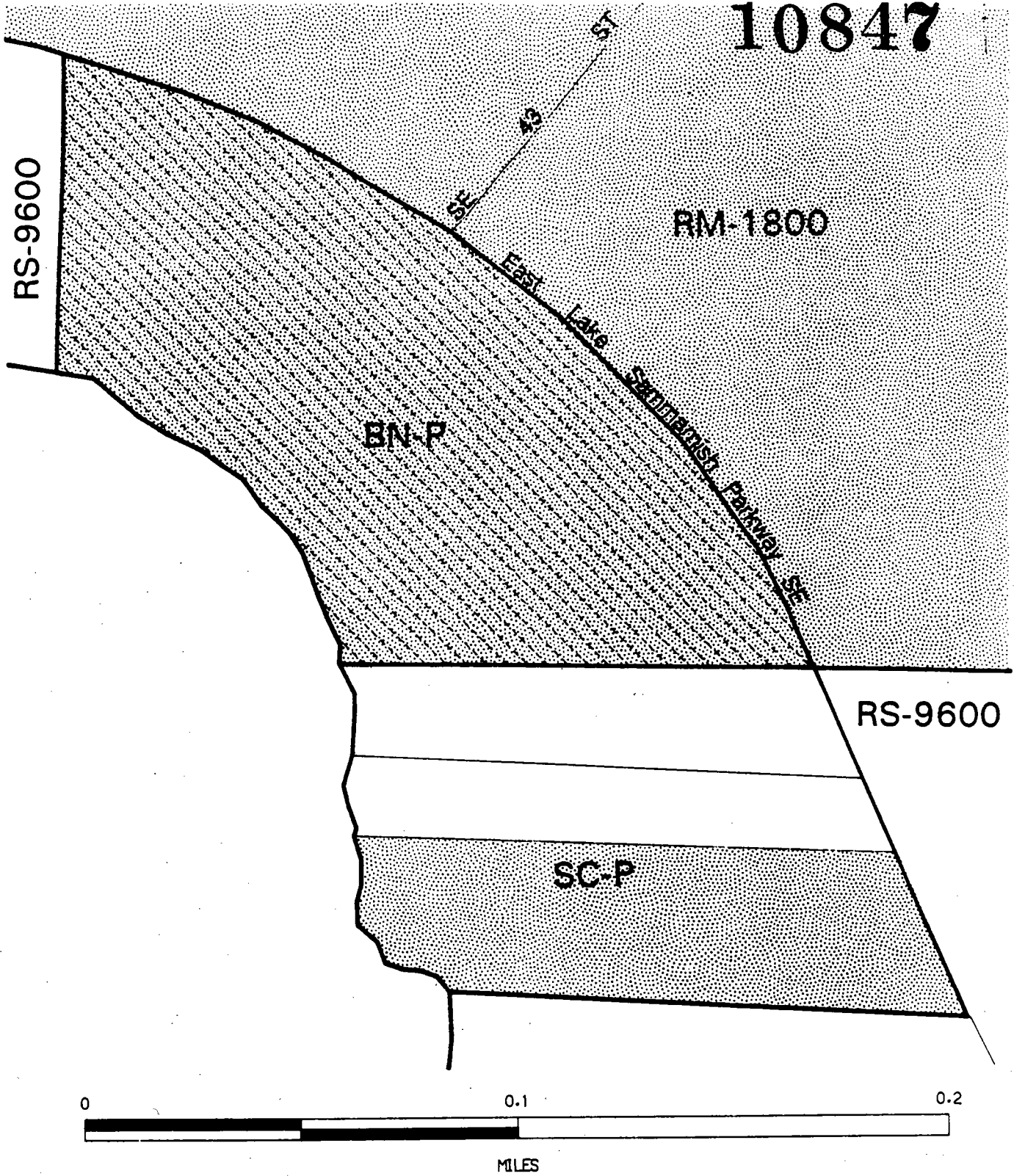


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5. Employment Center

-  Commercial Area
-  Growth Reserve

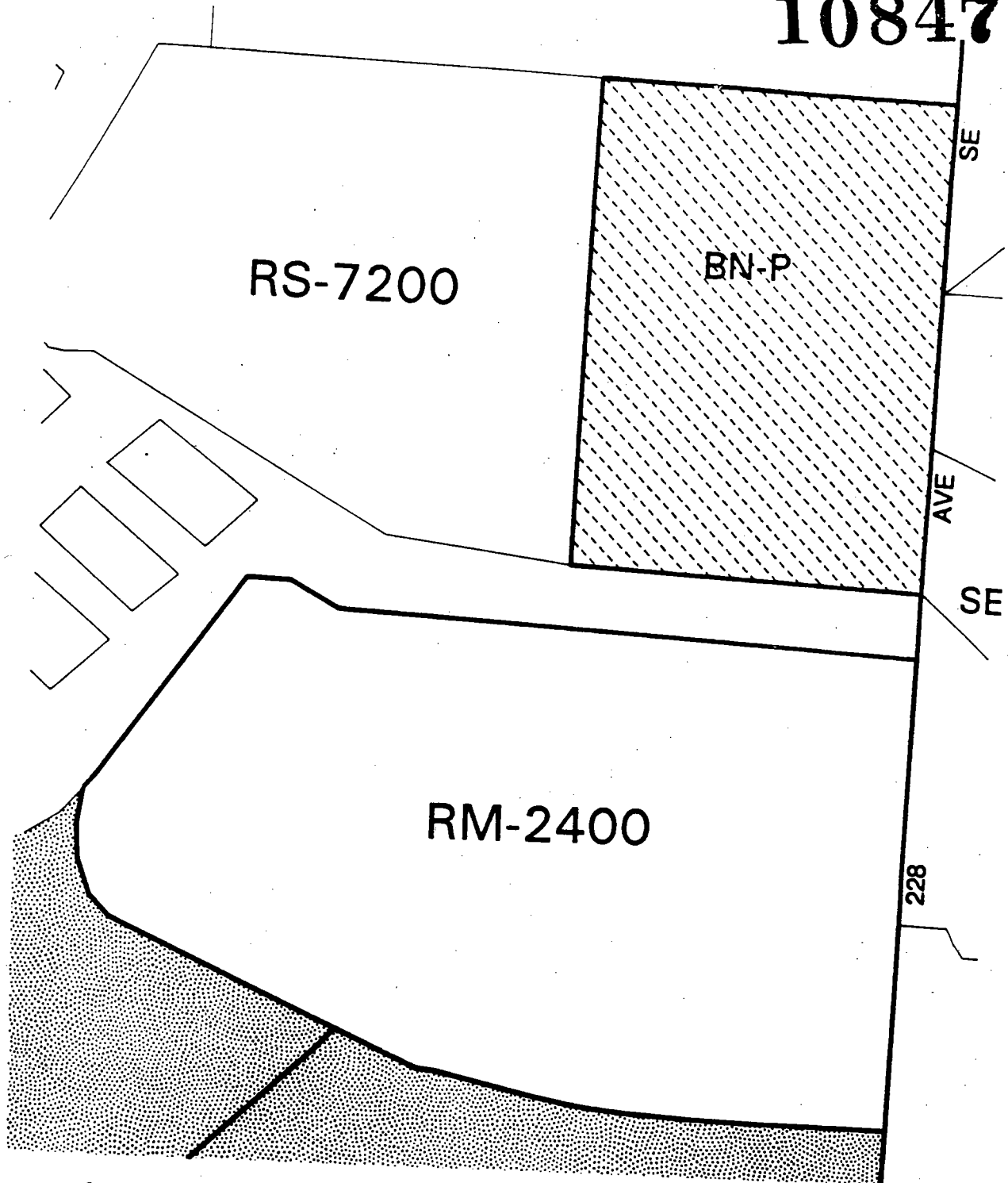
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6. SE 43rd Shopping Center

-  Commercial Area
-  Growth Reserve

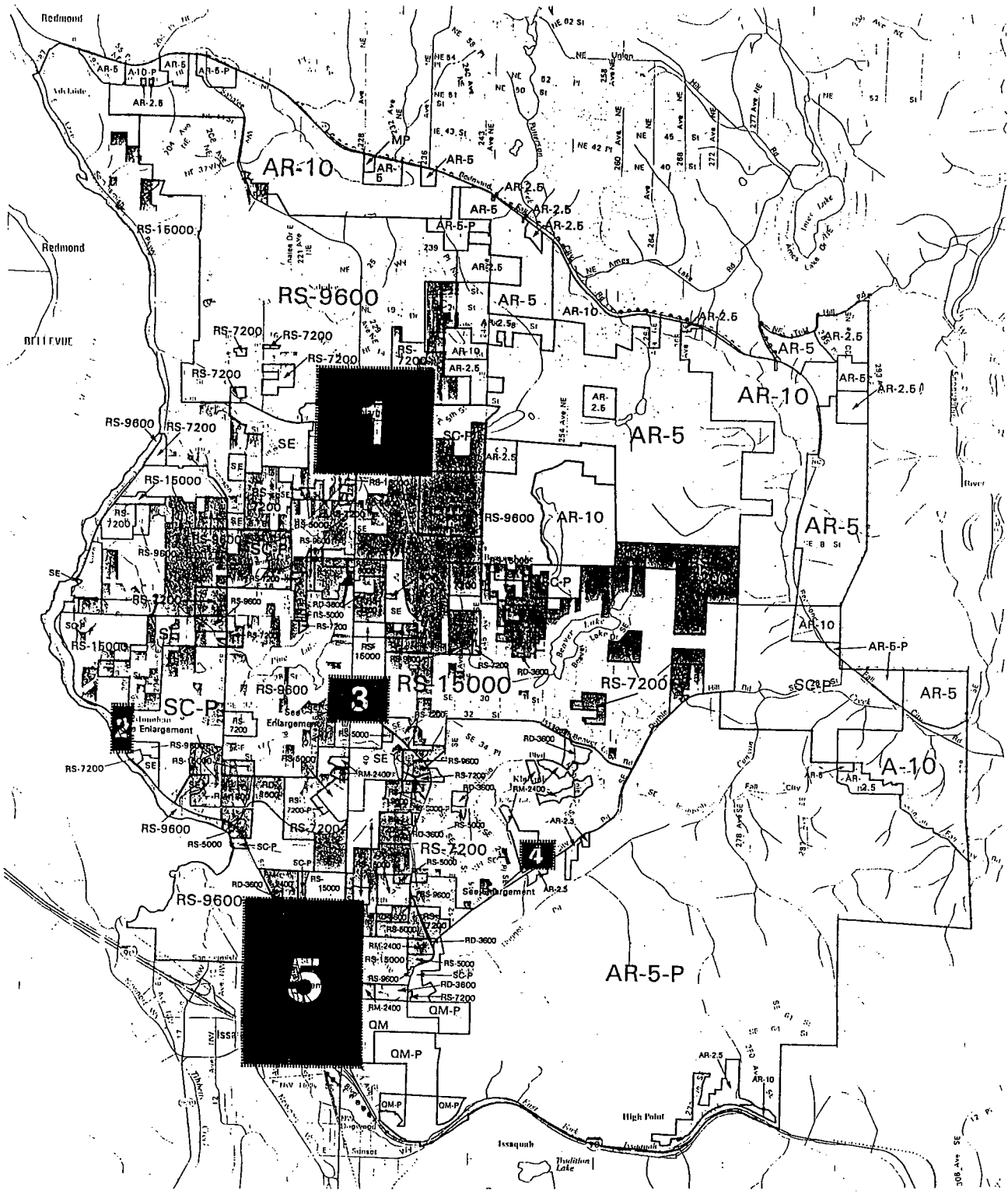
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7. Marionwood/ Sammamish Woods Center

East Sammamish Community Plan Update

-  Commercial Area
-  Growth Reserve



Council Panel Recommended Area Zoning

Residential

- AR-10 Rural, 1 unit per 10 acres
- AR-5 Rural, 1 unit per 5 acres
- AR-2.5 Rural, 1 unit per 2.5 acres
- GR-5 Growth Reserve, 1 unit per 5 acres until areawide phasing problems are solved. Applies to all undeveloped or partially developed urban single family parcels of 2 acres or more and all multifamily parcels of any size.
- SC Suburban Cluster, 1 unit per acre
- SE Suburban Estate, 1 unit per 35,000 sq. ft.
- RS-15000 Single Family, 1 unit per 15,000 sq. ft.
- RS-9600 Single Family, 1 unit per 9,600 sq. ft.
- RS-7200 Single Family, 1 unit per 7,200 sq. ft.
- RS-5000 Single Family, 1 unit per 5,000 sq. ft.
- RD-3600 Low Density Multiple Dwelling, 1 unit per 3,600 sq. ft.
- RM-2400 Medium Density Multiple Dwelling, 1 unit per 2,400 sq. ft.

- RM-1800 Medium Density Multiple Dwelling, 1 unit per 1,800 sq. ft.
- RM-900 Maximum Density Multiple Dwelling/ Office-Mixed Use

Resource

- A-10 Agriculture, 1 unit per 10 acres
- QM Quarry and Mining

Commercial

- BN Neighborhood Business
- BC Community Business
- CG General Commercial

Industrial

- MP Manufacturing Park

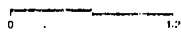
-P P-suffix conditions apply (see East Sammamish Area Zoning document for specific conditions)

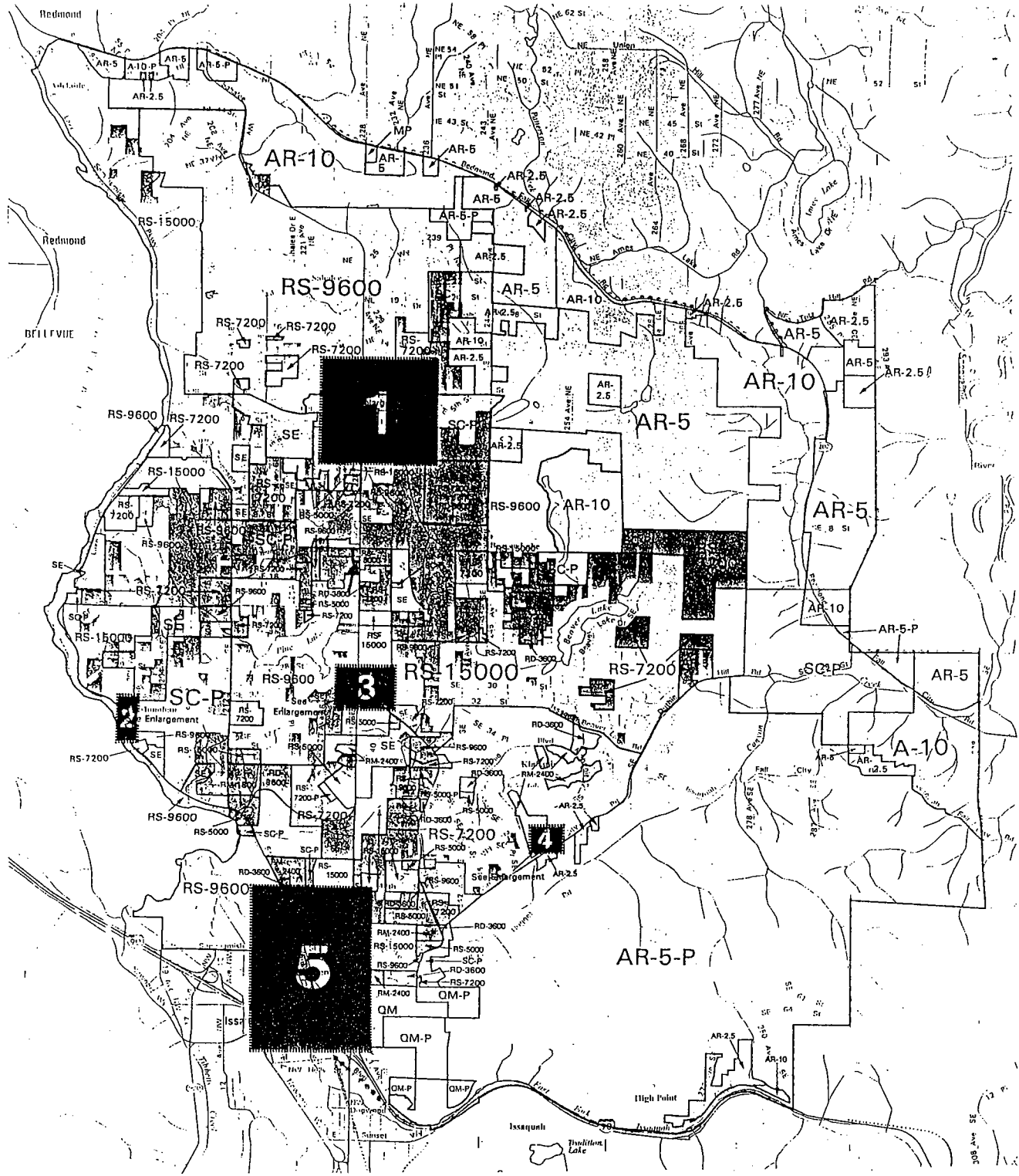
East Sammamish Community Planning Area



King County Planning and Community Development Division
1992

10847





Council Panel Recommended Area Zoning

Residential

- AR-10 Rural, 1 unit per 10 acres
- AR-5 Rural, 1 unit per 5 acres
- AR-2.5 Rural, 1 unit per 2.5 acres
- GR-5 Growth Reserve, 1 unit per 5 acres until area-wide phasing problems are solved. Applies to all undeveloped or partially developed urban single family parcels of 2 acres or more and all multifamily parcels of any size.
- SC Suburban Cluster, 1 unit per acre
- SE Suburban Estate, 1 unit per 35,000 sq. ft.
- RS-15000 Single Family, 1 unit per 15,000 sq. ft.
- RS-9600 Single Family, 1 unit per 9,600 sq. ft.
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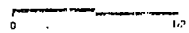
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East Sammamish Community Planning Area

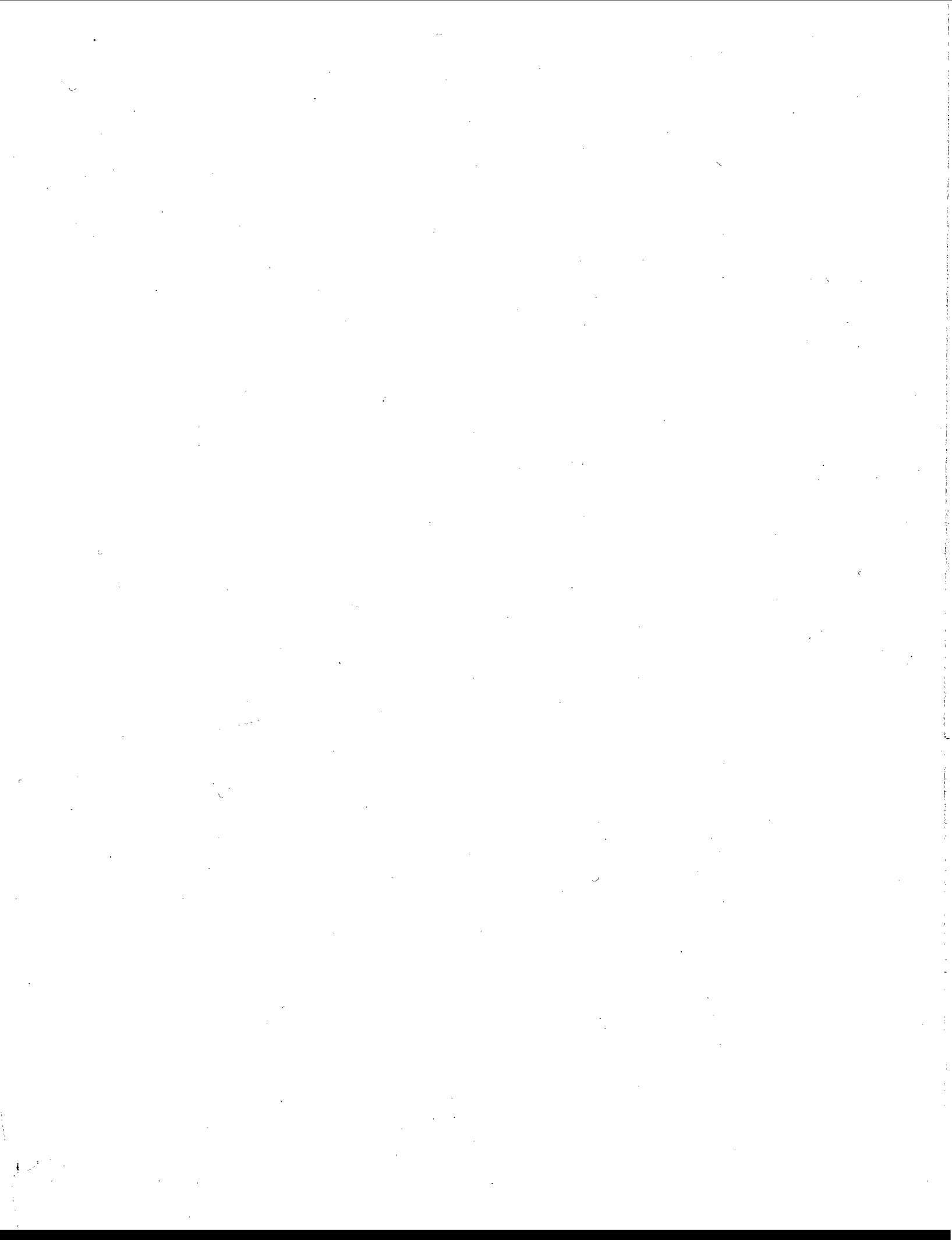


King County Planning and Community Development Division
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ORDINANCE 10847

**EAST SAMMAMISH COMMUNITY PLAN
AMENDMENT PACKAGE KING COUNTY COUNCIL
MEETING OF MAY 24, 1993**

**PROPOSED ORDINANCE 92-597 Appendix A
Panel-Recommended Revisions to the Executive-
Proposed East Sammamish Community Plan
Update**

**EAST SAMMAMISH COMMUNITY PLAN UPDATE
COUNCIL PANEL RECOMMENDED AREA ZONING**

ATTACHMENT(S) AVAILABLE IN ARCHIVES