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Louise Miller, Brian  
Derdowski, Jane Hague,  
Pete Von Reichbauer,  
Cynthia Sullivan, Bruce  
Laing, Ron Sims,  
Chris Vance

July 25, 1994

Introduced By:

Proposed No.:

94-429

ORDINANCE NO. **11456**

AN ORDINANCE relating to Comprehensive Planning;  
amending the East Sammamish Community Plan Area Zoning  
and amending K.C.C. 20.12.340 and Ordinance 10847,  
Section 1.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. FINDING. The Council makes the following findings:

1. Ordinance No. 10525, adopted by the Council in August 1992, authorizes the sitting of elementary, middle, junior high, and high schools in the rural area; and
2. Ordinance No. 11395, adopted by the Council in July 1994, classifies elementary schools in the rural area as permitted uses; and
3. Countywide Planning Policy LU-9, adopted by the Growth Management Planning Council in May 1994, authorizes public schools and school facilities in the rural area; and
4. The Area wide "P"-suffix zoning condition was not intended to be applied to Public facilities, such as fire stations, libraries and schools.
5. The zoning change is consistent with the East Sammamish Community plan, as it relates to public facilities. The proposed area wide zoning change will therefore not necessitate a plan amendment.
6. Fire stations, libraries and schools are allowed in rural areas and application of current zoning condition would be inappropriate and onerous.
7. Schools provide a vital public service and by the adoption of Ordinance No. 11093 the Council exempted the school district from payment of road mitigation payment system fees.

SECTION 2. Ordinance No. 10847 and K.C.C. 20.12.340 are each hereby amended to read as follows:

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

B. The East Sammamish Community Plan Update Area Zoning, as revised in Appendix B attached to Ordinance 10847, is adopted as the official zoning control for that

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portion of unincorporated King County defined therein with the following East Sammamish Community Plan Update Area Zoning recommended change (Attachment A to Ordinance 11456.)

C. Ordinance No. 4035, previously adopting the King County Sewerage General Plan, is hereby amended in accordance with Subsection A.

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

E. The King County Comprehensive Plan Map, adopted by Ordinance No. 7178, is amended within the East Sammamish community planning area to redesignate the transitional area, to redesignate portions of rural areas, and to redesignate portions of urban areas, as indicated on the map attached hereto as Map A. These designations shall be implemented by the adoption of the East Sammamish Community Plan Update and Area Zoning.

INTRODUCED AND READ for the first time this 14th day of July, 1994.

PASSED by a vote of 9 to 0 this 29th day of August, 1994.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Kent Pullen  
Chair

ATTEST:

Gerald A. Peterson  
Clerk of the Council

APPROVED this 8th day of September, 1994.

Gary Locke  
King County Executive

Attachments:

## ATTACHMENT

Louise Miller, Brian  
Derdowski, Cynthia  
Sullivan, Bruce Laing,  
Jane Hague, Pete Von  
Reichbauer, Ron Sims

Amendment 94-429

Sponsors: Chris Vance

### 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 lands that are to be developed for public uses such as schools, fire stations, parks, and roads, and except for the stricter limits set forth in Chapter 111 of the Area Zoning for Master Drainage Plans).

1. In the Rural Area zones (AR-2.5, AR-10) a 35 percent limit 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.

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