27.20 & 134

December 12, 1991
91-458S/SoosCrkP:rt

Introduced by: BRUCE LAING

Proposed No.: 91-458

ORDINANCE NO. 10197

AN ORDINANCE relating to Comprehensive Planning; adopting the Soos Creek Community Plan Update; adopting the Soos Creek Area Zoning; amending the King County Sewerage General Plan; amending Ordinance 4035 and amending Ordinance 4572, Sections 1 and 2, of K.C.C. 20.12.270, and amending Ordinance 9044 and K.C.C. 20.12.420.

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

1. The Soos Creek area is an appropriate geographic area for augmentation and amplification of the King County Comprehensive Plan through the adoption of the Soos Creek Community Plan Update and Area Zoning. The Soos Creek Community Plan Update is a continuation of the program to plan area-by-area in King County.

2. The Soos Creek area is a growing area with competing demands for land uses and development and requires areawide planning and zoning.

3. King County, with the assistance of the Soos Creek Community Plan Update Citizens Advisory Committee, the Technical Advisory Committee and general citizen input, has studied and considered alternative policies, plans, programs and other means to provide for the orderly development of the Soos Creek area and has considered the social, economic and environmental impacts of the plan and areawide zoning. King County has prepared an Environmental Impact Statement for the Soos Creek Community Plan and Area Zoning and distributed the Draft Environmental Impact Statement on July 1, 1991 and Final Environmental Impact Statement on December 9, 1991.

4. The Community Plan Update and Area Zoning provide for the coordination and regulation of public and private development and bear a substantial relationship to, and are necessary for, the public health, safety, and general welfare of King County and its citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 4572 Sections 1 and 2, K.C.C. 20.12.270, is hereby repealed, and the following is substituted:

The Soos Creek Community Plan Update attached to Ordinance 10197 as Appendix A, is adopted in its entirety 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.

SECTION 2. Ordinance 9044 and K.C.C. 20.12.420 is hereby amended as follows:

Interim zoning in the Soos Creek and Tahoma/Raven Heights community planning areas.

~~A. The findings set forth in Ordinance 9044 as amended, including the report entitled The Need for Interim Zoning in the Soos Creek Basin and the findings of Ordinance 9772, establish the need for extending the interim zoning for those portions of the Soos Creek and Tahoma/Raven Heights community planning areas in the Soos Creek Basin, in order that King County can have the opportunity to effectively review and consider changing the zoning in many of those areas from urban or transitional to rural.~~

~~B. Zoning.~~

~~1. The properties shown on the official map, labeled Soos Creek Basin Plan Interim Zoning, and represented by Attachment A, as amended by this ordinance are hereby rezoned to AR-5 with the following exceptions: (a) the interim zoning for those properties within the Tahoma/Raven Heights Plan area which are designated as resource lands by the Community Plan and have pre-existing Forest Resource (F-R) or Quarrying and Mining (Q-M or Q-M-P) zoning, as shown on the map represented by Attachments 2A through 2K to Ordinance 9772*; for these properties, the interim zoning is hereby repealed and the pre-existing F-R, Q-M and Q-M-P zoning reinstated; (b) the proposed preliminary plat of Elk Run Division 3 and Division 4 submitted October 9, 1989. This proposed preliminary plat is hereby reinstated to the zoning classification in effect on said site as of July 20, 1989; (c) properties located in the NE 1/4 of the SE~~

~~1/4 of Section 33, township 22, range 06; (d) subdivisions approved on or before the effective date of this ordinance (1/28/91) that create lots approved for sewer service; (e) an area known as Covington Center shown on Attachment B*, as~~

~~amended by the addition of the area served by ULID 72-S and represented by Attachment 1* to Ordinance 9772 because of the existing development pattern, its proximity to the stream system, and its designation by the Comprehensive Plan as an Urban Center; and (f) that portion of the North Half of the South Half of the Southwest Quarter of the Northeast Quarter of Section 4, Township 22 N, Range 5 E.W.M. lying west of the centerline of the Bonneville Transmission Line easement (Tax lots 143, 145, 154, 155, 156, portions of tax lot 144 and 76).~~

~~Notwithstanding the application of the interim AR-5 zone, church uses are not prohibited in existing buildings with or without remodeling, provided that any new parking facilities meet all surface water management requirements.~~

~~2.~~ Further degradation of the fishery found in the Soos Creek Basin will occur unless additional controls are applied to existing and future development in Covington Center. The following P-suffix conditions shall be applied to the area known as the Covington Center. ~~King County surface water management division will complete in May 1991 a master drainage plan which will address mitigation of the cumulative impacts to fisheries resources from development in the Covington Center. In advance of the MDP,~~ Prior to the King County Council's adoption of the Covington Master Drainage Plan, applicants for new preliminary subdivisions or any non-single family construction permits (including grading permits) shall submit for approval to the surface water management division a site-specific drainage plan which mitigates the project and cumulative impacts of the development pursuant to the 1990 Drainage Manual standards. ~~Prior to the approval of new preliminary subdivisions or any non-single family construction permits (including grading permits), a master drainage plan must be prepared and approved by the King County surface water management division which mitigates the project and cumulative~~

~~impacts to the fisheries resources of development in the Covington Center.~~

~~C. Timeframe of interim zoning.~~

~~1. The interim zoning set forth in Subsection B shall be in effect in the Soos Creek Community Planning Area until January 1, 1992 or until the effective date of the Soos Creek Community Plan revision and area zoning, if it is sooner. The Soos Creek Community Plan and Area Zoning and draft environmental impact statement shall be transmitted to the King County Council by May 31, 1991.~~

~~2. The interim zoning set forth in Subsection B shall be in effect in the Tahoma/Raven Heights Community Planning Area until January 1, 1992 or until the effective date of the Tahoma/Raven Heights Community Plan revision and area zoning, if it is sooner. The Tahoma/Raven Heights Community Plan and Area Zoning Revision and environmental documents shall be transmitted to the Council by August 1, 1991.~~

~~D. In the event the King County Executive fails to transmit the Soos Creek Community Plan and Area Zoning and DEIS and the Tahoma/Raven Heights Revision and environmental documents by the dates set forth in this section, the interim controls shall expire for the Soos Creek Community Planning area on May 31, 1991 and for Tahoma/Raven Heights Community Planning area on August 1, 1991.~~

SECTION 3. The Soos Creek Community Plan Update Area Zoning, attached to Ordinance 10197 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.

SECTION 4. Ordinance No. 4035, previously adopting the King County Sewerage General Plan, is hereby amended in accordance with Section 1.

SECTION 5. SEVERABILITY. If any provision of this ordinance or its application to any person or circumstance is held to be unconstitutional or invalid for any reason, the

remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

INTRODUCED AND READ for the first time this 17th day of June, 1991.

PASSED this 17th day of December, 1991.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Lois North
Chair

ATTEST:

Gerald A. Peterson
Clerk of the Council

APPROVED this 20th day of December, 1991.

Gary Locke
King County Executive

Dec. 12, 1991
91-458.RT

AMENDMENT 1A moved by PULLEN passed 9-0.

10197

KING COUNTY COUNCIL
SOOS CREEK COMMUNITY PLAN UPDATE PANEL
RECOMMENDED AMENDMENTS TO THE EXECUTIVE PROPOSED
SOOS CREEK COMMUNITY PLAN UPDATE

November 8, 1991
Amended December 5, 1991

RECOMMENDATION TO AMEND PROPOSED
SOOS CREEK PLAN POLICIES, TEXT AND MAP **10197**

On November 7, 1991, the Council's Soos Creek Community Plan Update Panel recommended that King County Council adopt the Executive Proposed Plan with the following changes.

CHAPTER 2- Natural Resources

Stream and Wetlands Resources

REVISED PLAN POLICY

(Page 10)

AMENDMENT 5 moved by BARDEN passed 8-1, Gruger "NO."

NR-1 The continued viability and health of the Soos Creek planning area's stream systems and fisheries resources dependent upon them should be assured through zoning, special zoning conditions and development regulations. The intent of policy NR-1 is to control densities along stream corridors identified by the Soos Creek Basin Plan. This policy will be implemented through the Area Zoning by placing Rural densities within 1/4 mile of ((~~these~~)) significant stream systems identified as Types 1, 2 and 3 waters according to the Sensitive Areas Ordinance.

The executive is requested to prepare a proposal for the establishment of a transfer of development rights program for the areas within 1/4 mile of significant stream systems which are AR-5 or S-C-P pursuant to this plan, which would provide for the transfer of development rights from the AR-5 or S-C-P-zoned properties to the urban areas of the Soos Creek Community Planning area. The proposal should also address how to modify existing zoning to achieve a TDR program. The Executive is requested to prepare a funding plan for development of this proposal by March 1, 1992 and is requested to submit the proposal for a TDR program by July 1, 1993. The proposal shall evaluate the feasibility of applying the program to other parts of the county.

Applicable Comprehensive Plan Policy

E-321 Water quality, natural drainage, fish and wildlife habitat, and aesthetic functions of rivers, streams, lakes and Puget Sound should be protected.

E-322 New development adjacent to rivers, streams, lakes and Puget Sound should preserve an undisturbed corridor wide enough to maintain natural functions.

The following P-suffix conditions are recommended:

Clustering shall be required for all subdivision of property within the stream corridor. The reserve tract shall be retained in permanent open space retaining the natural vegetation. For properties adjacent to the streams, clustering shall occur on the portions of the property furthest away from the stream, fencing shall be required along the boundary of the reserve tract or along the the edge of the stream buffer required by the Sensitive Areas Ordinance, whichever is the greater distance from the stream.

REVISED PLAN POLICY

(Page 11)

NR-3 Degraded wetlands and stream channels and banks in the Soos Creek planning area's drainages should be rehabilitated to prevent further erosion and water quality problems. These areas include but are not limited to, May Creek, Garrison Creek, Molasses Creek and Olsen Creek. Where conditions permit, the banks and channels should be restored to a natural state. Where it has been determined that additional standards may be appropriate to control volume, these should be required for new development.

Applicable Comprehensive Plan Policy

E-325 Degraded stream and river channels and banks should be rehabilitated by public programs and new development, to maintain water quality and prevent further erosion problems. Where conditions permit, the banks and channels should be restored to a natural state.

REVISED PLAN POLICY

(Page 11)

NR-4 Streams in the Soos Creek planning area should be protected from livestock impacts through implementation of the Sensitive Areas Ordinance provisions.

This recommendation addresses the issues of livestock access to streams. The SAO adopted standards for new livestock uses and the panel recommends that the Council address the issue of existing livestock upon receipt of the recommendations of the livestock group set up in Section 88 of the SAO.

Clearing and Erosion Control

REVISED PLAN POLICY

(Page 12)

NR-8 Until such time that a county wide clearing ordinance is adopted, interim development standards should be implemented whereby clearing is limited on subdivisions, short subdivisions, and new residential and commercial building projects to protect water quality, limit surface water runoff and erosion, and maintain wildlife habitat and visual buffers.

NR-5 through **NR-9** deals with the issue of clearing of land outside of sensitive areas. The proposed plan recommends the development of a countywide clearing ordinance which addresses the issues set forth in these recommendations. The panel recommended the adoption of the attached P-suffix conditions which will expire upon adoption of an ordinance with equal or greater protection.

REVISED PLAN POLICY

(Page 15)

NR-15 Staff concurs with the recommendation regarding the formation of Lake Improvement Districts and the addressing of small lakes through basin plans and non-point action plans.

The terminology is recommended to be changed to "Lake Management Districts" to be consistent with the state enabling legislation establishing these districts.

(Page 167)

NR-13 The P-suffix condition implementing policy NR-13 is recommended to be modified as follows:

"Prior to any business or multifamily ((~~rezone~~)) development or building permit approval,((~~the applicant must submit a drainage plan to BALD (consistent with the King County Drainage Manual) which mitigates~~)) a drainage plan shall be approved by SWM (consistent with the King County Surface Water Design Manual) which does not increase site specific, and cumulative flooding and drainage problems."

In addition, on December 5, 1991, the panel added the requirement that.. "Prior to development of any parcel in this center, King County Surface Water Management Division must certify that the flooding problems to residences, businesses and roads have been corrected."

CHAPTER 3

Phasing Urban Development

In light of the panel's recommendation regarding growth phasing, the following policies are recommended to be substituted for those in the Executive proposal.

(Page 33)

A-12 Lands immediately adjacent to the Cities of Renton, Kent and Auburn in the Soos Creek planning area, the urban portions of the Soos Creek Basin stream corridors, the multifamily/commercial centers ~~(except the Meridian Valley Center)~~ and the Covington Urban Activity Center and Master Drainage Plan area within phase 1 of the urban growth area should be zoned for urban development. A GR-5 overlay shall be in place until December 31, 1994 at which time urban density zoning will become effective.

GR-5 zoning is recommended for parcels which are proposed for residential zoning due to the traffic generated by these facilities. The GR-5 zoning will be lifted for nonresidential developments which require a conditional use permit (i.e. medical facilities) to proceed. This would be consistent with the policy of permitting services to locate in and be developed in the planning area.

On December 5, 1991, the panel added the area east of 116th Ave. SE, west of 120th Ave. SE, south of SE 232nd St. and north of SE 251st St. to the area designated as Phase 1 and applied RS 7200 zoning with a GR-5 overlay.

The panel also revised the Phase 1 area by the addition of the area west of Fairwood and surrounding Lake Desire. This area, was originally proposed for Phase 2. The following P-suffix condition was recommended for properties in this area:

"Properties in the Lake Desire Drainage Basin shall meet all water quality and quantity requirements as outlined by the King County Surface Water Management Division. These requirements must be in compliance with the State Growth Management Act. Special attention should be given to increased retention/detention requirements and clearing restrictions on undeveloped parcels and storm water treatments which will ensure that the quality of discharged waters shall be equal to or better than the current Lake Desire water quality."

(Page 34-35)

Policies A-13, A-14 and A-15 are recommended to be substituted by the following:

A-13/14/15 Vacant and partially developed lands within the Phase 2 area will be designated Growth Reserve (GR-2.5) and remain at low densities until the area annexes to the Cities of Renton, Kent or Auburn or a plan amendment applies urban densities.

The following P-suffix is recommended:

Mandatory clustering shall be required. The applicant will demonstrate how urban densities can be achieved in the future through the submission of a shadow plat. Resubdivision of the reserve tract would be permitted following a plan update or the approval of urban zoning.

ANNUAL PROGRESS REPORTS

The Executive is requested to submit annual progress reports on the development of the appropriate ordinances and mechanisms to implement the Growth Management Act and the status of development and the provision of services in the planning area. In addition, the panel requests that the Executive submit, within 6 months of the adoption of the Soos Creek Community Plan Update, a schedule of transportation capital projects proposed in the planning area.

****

The King County Comprehensive Plan and the Growth Management Act (GMA) support growth phasing tied to the provisions of urban services. Policy A-11 in the plan is consistent with both the Comprehensive Plan and the GMA and supports growth phasing.

Policy **A-11** states:

Public services and facilities should be provided at levels necessary to support growth and development planned for the Urban area. New development should be timed to coincide with the availability of public facilities and services. Expansion of services into new areas should occur without decreasing current service levels below locally established minimum standards.

The Growth Management Act states:

"Urban growth should be located first in areas already characterized by urban growth that have existing public facility and service capacities to serve such development, and second in areas already characterized by urban growth that will be 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 36.70A.110)

In addition, the GMA amended RCW 58.17.110 to require that:
"A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, street or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds..."

While the direction of the GMA is clear as is the mandate to phase growth and implement the concurrency requirements, the County needs to develop appropriate implementation mechanisms and adopt these mechanisms through ordinance.

In addition, the KCCP contains several policies which address the provision of adequate facilities and services. These policies are PC201 through PC206.

PC202 The existing and scheduled availability and adequacy of planned facilities and services should be a major consideration in land use plans. Review of individual development proposals should include verification of the availability of all facilities and services essential to public health and safety in time to meet the needs generated by the proposal.

CHAPTER 4: Residential Development

The following statement is recommended to be added to this chapter.

"King County recognizes the existance of previously approved lots which are smaller than the minimum lot size requirements of the adopted Soos Creek Community Plan Update and Area Zoning. These lots will be considered as legal lots according to the provision of K.C.C. 21.48.240 and 250."

Urban Residential Areas

REVISED PLAN POLICY

(Page 44)

R-5 Vacant or partly developed residentially zoned in phase 1 should receive a growth reserve overlay which expires on December 31, 1994. Vacant or partly developed lands designated for single family development in Phase 2 should be zoned growth reserve.

Policy R-5 is related to the issue of growth phasing and has been addressed by the panel's decision on the appropriate phasing technique.

Multifamily Residential Development- Urban High Densities (pages 44 through 46)

REVISED PLAN POLICY

(Page 46)

R-10 Undeveloped and partly developed lands designated for multifamily development should receive a growth overlay which expires on December 31, 1994.

Policy R-10 pertaining to growth phasing have been addressed by the panel's recommendations for growth phasing.

Quality in Residential Areas (pages 52 through 54)

(Page 54)

Vegetation policies **R-33** and **R-34** provide for retention of significant vegetation and the provisions for street trees.

The panel recommended deleting the tree list on pages 154 and 155 as P-suffix conditions as the list contains very few native species and is not consistent with the proposed revised zoning code which requires a high percentage of native species. The panel recommended that the list be used as a reference source.

CHAPTER 5: Commercial/Industrial Development (pages 59 through 63)

The panel recommended to expand the Covington Urban Activity Center to include all properties served by ULID 72-S. this includes properties west of Jenkins Creek and east of Wax Road south of SE 267th. the additional area was recommended to be zoned RM 900-P and placed in Phase 1. the following P-suffix condition was recommended.

"No multifamily development will be permitted on these properties due to the potential impacts of such uses on Jenkins Creek. Development on these properties will be coordinated in a manner to ensure a consolidated access point to Wax Road is provided."

Covington Urban Activity Center (page 61 through 64)

The panel recommended that the Council not adopt policies C-11 and C-12 as well as the corresponding P-suffix conditions on pages 168-171.

The panel recommended the following language pertaining to the need to address this issue in the future:

(Page 63)

The Council will review, through a plan amendment, the development of a pedestrian overlay district for the Covington Urban Activity Center as well as the other recommendations contained in the Covington Urban Design Study..

Policies **C-11 through C-16** pertain to recommendations from the Covington Urban Design Study. The revisions to the King County Zoning Code currently underway propose a tool called a Pedestrian Overlay District to be used in urban centers. The Executive proposed plan update proposes to implement some of the recommendations of the Covington Urban Design Study in the Covington UAC.

CHAPTER 7- Facilities and Services

Crest Airpark

REVISED PLAN POLICY

(Page 114)

F-17 All new subdivisions within 1/4 mile of Crest Airpark, approved subsequent to adoption of this plan, should include ((~~a no~~

~~protect agreement, in the form of~~)) a covenant. The covenant should state that the property owner and/or resident recognize the existence of Crest Airpark, its value to the community, and the noise and public safety aspects of living in proximity to the airpark.

Appropriate amendments to the P-suffix conditions on page 167 are also recommended.

Seattle International Raceway

(Page 115)

The Seattle International Raceway is presently a legal nonconforming use operating under a Conditional Use Permit. Policy **F-18** establishes a policy for evaluation of any future modification of the existing CUP.

RECOMMENDATION: Upon additional review of this issue, the panel recommended that the following zoning and P-suffix conditions related to this use be applied. The Executive proposed plan designated this area as AR-5. Recognizing that racetrack related uses not authorized by the existing CUP must go through SEPA review and obtain a new CUP, the Executive staff modified their recommendation and proposed ML-P zoning with the following P-suffix condition:

The site is limited to racetrack uses only; no other manufacturing uses are allowed which are not permitted by the SIR conditional use permit (CUP). The KCCP Rural land use designation will remain; should the racetrack use be terminated, this property should continue to be designated Rural and a subsequent Area Zoning should apply AR zoning to the site.

CHAPTER 8- PARKS AND OPEN SPACE

REVISED PLAN POLICY

(Page 123)

P-8 King County should encourage retention of significant views of Mt. Rainier. Protection of scenic vistas of Mt. Rainier should be encouraged using a variety of residential strategies such as clustering, siting of building, height limitations and other techniques. Properties with significant vistas of Mt. Rainier should be considered for acquisition.

COMPREHENSIVE PLAN MAP AMENDMENTS

(pages 47 through 50)

R-16 The portions of the North Transitional Area southwest of and including Petrovitsky Park and south~~west~~ of Lake Desire, <u>including Shady Lake</u>, abutting Petrovitsky Road should be redesignated urban beacuae: 1) natural features of land characteristics are capable of supporting urban development without significant environmental degradation; 2) public facilities and services are in place or can be provided at reasonable cost to accomodate urban growth; and 3) a new junior high school site is located in the area which would not be a permitted use in the Rural Area outside of an activity center.

AMENDMENT 12 moved by LAING passed 5-4, Gruger, Sullivan, Pullen, Sims, "NO."

R-18 Maple Valley<u>, north of the Maple Valley Highway,</u> should be redesignated from urban to rural because: 1) the western portion of Maple Valley is designated by the Environmental Protection Agency as the City of Renton sole source aquifer, 2) the Valley floor is flood plain, 3) seismic, erosion, and landslide hazard areas are on north facing slopes, 4) there are four class I and II wetlands present, 5) the Cedar River supports anadromous fish, and 6) much of the Valley contains Class II and III prime agricultural soils.

NOTE: The panel recommended the following zoning for the area south of the Maple Valley Highway adjacent to the intersection of 140th and Maple Valley Highway which retains it urban designation. The area is zoned GR-5. The Council will initiate a plan amendment to address the natural resource and growth management issues no later than January 1, 1993.

On December 5, 1991, the panel recommended that the following parcels retain an urban designation and receive a SC zoning classification. 19-23-6 Tax lots 2,3,4 and 5.

R-20 Urban lands which fall within the 1/4 mile Soos Creek Basin Plan significant stream corridors should ~~be redesignated Rural~~ remain urban. Transitional lands should be redesignated as rural. Rural lands should remain designated as rural.

SOOS CREEK AREA ZONING

(page 150)

Add a section to read as follows:

PHASE I OVERLAY

Lands immediately adjacent to the Cities of Renton, Kent and Auburn in the Soos Creek planning area, the urban portions of the Soos Creek Basin stream corridors, the multifamily/commercial centers ~~(except the Meridian Valley Center)~~ and the Covington Urban Activity Center and Master Drainage Plan area within phase 1 of the urban growth area should be zoned for urban development. A GR-5 overlay shall be in place until December 31, 1994 at which time urban density zoning will become effective.

(Page 173) Replace policies with those below:

A-12 Lands immediately adjacent to the Cities of Renton, Kent and Auburn in the Soos Creek planning area, the urban portions of the Soos Creek Basin stream corridors, the multifamily/commercial centers ~~(except the Meridian Valley Center)~~ and the Covington Urban Activity Center and Master Drainage Plan area within phase 1 of the urban growth area should be zoned for urban development. A GR-5 overlay shall be in place until December 31, 1994 at which time urban density zoning will become effective.

GR-5 zoning is recommended for parcels which are proposed for residential zoning due to the traffic generated by these facilities. The GR-5 zoning will be lifted for nonresidential developments which require a conditional use permit (i.e. medical facilities) to proceed. This would be consistent with the policy of permitting services to locate in and be developed in the planning area.

Policies A-13, A-14 and A-15 are recommended to be substituted by the following:

A-13/14/15 Vacant and partially developed lands within the Phase 2 area will be designated Growth Reserve (GR-2.5) and remain at low densities until the area annexes to the Cities of Renton, Kent or Auburn or a plan amendment applies urban densities.

The following P-suffix is recommended:

Mandatory clustering shall be required. The applicant will demonstrate how urban densities can be achieved in the future through the submission of a shadow plat. Resubdivision of the reserve tract would be permitted following a plan update or the approval of urban zoning.

AMENDMENT 1B moved by PULLEN passed 9-0

10197

KING COUNTY COUNCIL
SOOS CREEK COMMUNITY PLAN UPDATE PANEL
RECOMMENDED AMENDMENTS TO THE EXECUTIVE PROPOSED
SOOS CREEK COMMUNITY PLAN UPDATE

DECEMBER 13, 1991

The following additional amendments to the Executive Proposed Soos Creek Community Plan were recommended by the Panel at its meeting of December 13, 1991:

1. Add the following new text, policy and P-suffix conditions relative to development along stream corridors:

The amount of land cleared for development and covered by impervious surfaces contributes substantially to storm water volumes, which in turn contribute to stream damage and flooding problems. The costs associated with such flooding problems are incurred by both private individuals and public agencies. Limitations on the amount of land covered by a building are one tool to help reduce this damage. Townhouse design also minimizes total lot coverage. Resulting reductions in dwelling unit size also enhance housing unit affordability.

NEW POLICY:

Lot coverage limitations for buildings shall be applied in all stream corridors in urban designated areas of the Soos Creek Community Plan. In all stream corridors, townhouse design shall also be required. Dwelling unit footprints shall not exceed 1000 square feet per unit, and the footprint for associated parking structures shall not exceed 400 square feet per dwelling unit. Total impervious surfaces should not exceed 8%, and total clearing of forested vegetation should not exceed 30%. Reforestation to achieve sites that are 70% forested should be required.

Add a P-suffix condition to all SC zoned land along stream corridors, as follows:

Residential development is limited to townhouse design only. Dwelling unit footprints shall not exceed 1000 square feet per unit, and the footprint for associated parking structures shall not exceed 400 square feet per dwelling unit. Total impervious surface coverage (buildings, parking areas and driveways) shall not exceed 8 percent. Total site clearing shall not exceed 30%. Where existing clearing already exists at greater than 30% of the total site, reforestation must be provided to restore forested cover to the site to achieve the 30% standard.

AMENDMENT 4 moved by SULLIVAN passed 8-1, Derdowski "NO."

2. Amend revised policy A-12 by adding the following language:

King County will accept and process applications for urban density development on phase 1 sites after July 1, 1993 and prior to the lifting of the GR-5 overlay on December 31, 1994; provided, that such applications shall be subject to any new or revised standards regarding adequacy of schools or roads developed and adopted prior to December 31, 1994.

3. Add the following language to revised policy A 13-14-15:

Requests for rezones in the Phase 2 area may be considered after December 31, 1994 if an application for a rezone in the phase 2 urban designated area meets all the criteria below. A rezone may be applied for and shall be considered under rules and procedures normally applied to the rezone process, and the rezone shall not be denied solely because of the zoning or phasing associated with the property.

a. The proposed project would be consistent with the King County Comprehensive Plan and the intent of the Growth Management Act by encouraging infill development;

b. No probable significant adverse environmental impacts will occur as a result of appropriately designed development on the property;

c. Restrictions established by the Community Plan and Area Zoning that are specific to the property are met;

d. The property is served by all necessary utilities including water or sewer. Before urban density zoning may be applied, any needed service area boundary adjustments within the established LSA must be approved by King County;

e. All necessary urban facilities including stormwater drainage, roads, and schools are available or can be made available to serve the development; and

f. Transportation capacity exists for the increased demands placed on the system by the development.

Add to revised Policy A 13-14-15

g. The combined capacities of the city and the Phase 1 area within the respective urban growth boundary are shown to be insufficient to accommodate year 2000 forecasts as determined by the joint planning process between the city and county implementing the Growth Management Act.

AMENDMENT 3 moved by SIMS passed unanimously.

4. Add the following language to policy T-31:

The Soos Creek Community plan Update also recognizes that the Southeast 277th Street corridor project will be an important element of a long term solution to existing east-west traffic congestion. Upon final completion of the city of Kent's environmental impact study process and upon agreement with King County as to the proper alignment, the City of Kent is encourage to commence construction of its portion of the 277th corridor project.

5. Revise the P-suffix condition for the Meridian Valley Center to read as follows: (Page 167)

NR-13 The P-suffix condition implementing policy NR-13 is recommended to be modified as follows:

"Prior to any business or multifamily ((~~rezone~~)) development or building permit approval,((~~the applicant must submit a drainage plan to BALD (consistent with the King County Drainage Manual) which mitigates~~)) a drainage plan shall be approved by SWM (consistent with the King County Surface Water Design Manual) which does not increase site specific, and cumulative flooding and drainage problems. **Prior to development of any parcel in this center, King County Surface Water Management Division must certify that the Meridian Valley Channel and Culvert Improvements are installed as SWM intended and that the flooding problems to residences, businesses and roads have been corrected within the Meridian Valley Neighborhood Center.**

6. Add the Local Service Area Map from the Final EIS for the Soos Creek Plan Update to the plan itself.

AMENDMENT 1C moved by PULLEN passed 9-0

10197

AREA REZONES APPROVED OR APPROVED AS MODIFIED BY SOOS CREEK PANEL ON DECEMBER 5, 1991

ISSUE #	APPLICANT	LOCATION	RECOMMENDATION
MAPLE VALLEY			
2	Griffin	22-23-5, T.L. 3,8	PUD RS 7200
3	Jones,etal	19-23-6, T.L. 2,3,4,5	SC *
17	Willard	30-23-6, T.L. 29	BN
NORTH TRANSITIONAL AREA			
9	Blaine	36-23-5, T.L. 1,2	GR-2.5
12	Coluccio	1-22-5, T.L. 45	RS-15000
SOUTH TRANSITIONAL AREA			
24	Fiorito	11-21-5, T.L. 35	ML-P
27	Kessner	19-21-6	AR-2.5
29A	Nelson/NW Lead Products	14-21-5, lot 0070	MH-P
RURAL			
35	Moore	7-22-6, Lot 0030	AR-2.5
BASIN AREA			
44	Guess	SE 36-22-5, T.L. 189,41	MP
PHASE 2, SOUTH OF 248th			
113	Kircher	NW 34-22-5, T.L. 17	GR-5/SR 9600
121B	Kofal	5-21-5	SR 9600-P (Townhouse)
COMMERCIAL			
121	Beck	27-23-5, T.L. 1,2,4,7	RM-900
126	Dooley	25-22-5, T.L. 23,29,134 154,168,171,220,221,222	RM-900-P
128	Fors	25-22-05, T.L. 245	BC

*Delete as a result of AMENDMENT 12 regarding Maple Valley R-18.

131	Jacobson	34-23-05, T.L. 7,35,60	T.L. 7-BN T.L. 35-GR-2.5 T.L. 60-RM-1800
142A	Reed	36-22-5, T.L. 23	BC-P, ML-P
144	Ruth	NE5-22-5, T.L. 160,169 170, 171	BC
145	Schneider	36-22-5, T.L. 75	BC
146	Searcy	25-22-05, T.L. 32,55	BC
148	Taplett	25-22-5, T.L. 259,14	BC GR-5/SR7200-pot. RM 1800
151B	Battelheim		BC
151C	Skagen	25-22-5 T.L. 36	GR-5/RM900, RM1800, RM2400

MULTIFAMILY

157	Bitney	23-23-5, T.L. 5	GR-5/RHMP
164	Dulz	NW22-22-5, T.L. 45, 127,129	RM-1800, RM-2400, RD 3600 reconfigured.
167	Gihm	NE21-22-5, T.L.1	GR-5/RM2400
179	Pettit	28-23-5, T.L. 1,27	GR-5/RS7200
181A	Lotto	29-23-5, T.L. 22	GR-5/RM1800, 2400/3600

The Panel recommendations resulted in additional area zoning requests receiving zoning similar to their requests. The attached list contains the disposition of all area zoning requests.

AMENDMENT 2 moved by SIMS/SULLIVAN passed 8-0, Barden excused.
(Page 168 of Executive Proposed Soos Creek Community Plan Update.

10197

Amend policy NR-14 to read as follows:

All development within 660 feet of the top of the Cedar River Valley and the Green River Valley walls, particularly along the bluffs south and east of the Lea Hill Plateau and within the Lake Heights area, should be conditioned to avoid adverse impacts on the environment and risks to life and property.

10197

AMENDMENT #___ SPONSOR Derdowski

AMENDMENT 6 moved by DERDOWSKI passed 6-3, Nickels, Pullen, Barden "NO."

Any property granted urban zoning by virtue of the vesting of a plat prior to the adoption of this plan and area zoning will be subject to the growth phasing provisions of this plan if the plat is not finished within the time periods required by state law and County ordinance.

Page 33 of Executive Proposed Soos Creek Comunity Plan Update.

AMENDMENT 8 moved by LAING/SULLIVAN passed unanimously.

10197

SUBSTITUTE P-SUFFIX CONDITIONS
FOR
CLEARING AND GRADING
IN THE
SOOS CREEK COMMUNITY PLAN UPDATE

The following text should be substituted for the text in the Soos Creek Community Plan Update beginning on page 150.

Natural Systems

Environmental regulations which contribute to protecting natural systems in Soos Creek include the State Environmental Policy Act (SEPA), the King County Sensitive Areas Ordinance (SAO), and the King County Surface Water Design Manual. These are regulations which apply countywide and may not account for the unique circumstances of different sites or drainage basins. The P-suffix conditions which follow address specific site clearing concerns within the Soos Creek planning area. These conditions are taken from the Soos Creek Basin Plan, which also contains the scientific analysis and justification for the conditions. The conditions in Section A address clearing and grading in advance of subdivisions and building permit approval.

A. Clearing and Grading

As a general rule, the vegetation on a development site should be retained as long as possible to reduce impacts. Even after construction has begun, permanent retention of as much of the native vegetation as possible is important and contributes to mitigating the adverse impacts. Native vegetation is adapted to the conditions of the Northwest including summer drought, winter temperatures, insect pests, and diseases. Native vegetation provides food, shelter, and breeding sites to which local wildlife has adapted.

Temporary erosion control and drainage facilities are required to be in place prior to any clearing on a plat. Once the roads and utilities have been constructed and the plat has received final approval, the construction of individual homesites begins. The cumulative sedimentation from the construction of a number of single family homes without erosion control can be significant. Generally, individual single family residential homes fall below the threshold for drainage and erosion control plans pursuant to the Surface Water Design Manual. As a result, erosion and sedimentation control are needed for individual development.

In addition, tighter controls should be placed on the clearing that occurs during the platting process. Under present conditions, sites are often completely cleared very early in the development process, sometimes long before there are any building

10197

20A.

permits issued for a site. During the time between clearing and site development, substantial erosion and sedimentation can occur. Until there is a need to remove the existing vegetation for construction, the forest should remain in order to protect surface and ground water quality, and to provide wildlife habitat. When construction does occur, the surface water management facilities should be installed first, in order to control the increased surface water flows that will occur when the site is cleared.

Commercial property should not be cleared until after approval of an individual site plan. This delay will allow for integrating the existing vegetation and trees on site into the overall landscape design.

Policy NR-7 states:

NR-7 **Clearing and grading should be limited on all short plats, plats, and commercial projects to protect water quality, limit surface water runoff and erosion and maintain wildlife habitat and visual buffers.**

The following P-suffix conditions implement policy NR-7. These conditions shall apply in the portions of the Soos Creek Basin covered by the Soos Creek Community Plan. The conditions shall expire automatically upon the effective date of an adopted countywide clearing ordinance.

1. Subdivisions, Short Subdivisions and PUDs. The following conditions apply only to applications for subdivisions, short subdivisions and PUDs. Deviations from these standards may be allowed based on a special study prepared by a qualified forester with expertise in windthrow or tree disease.

a. Lot clearing during road and utility construction. The building envelope on each buildable lot shall be identified on the engineering plans. The following table specifies the maximum size of the building envelope based on actual average lot size:

Lot Size (in sq.ft.)	Building Envelope
Greater than 15000	5000 sq.ft.
9001-15000	35% of lot size
5000-9000	45% of lot size
Less than 5000	55% of lot size

Except as provided in subsection 1.b., the clearing of building envelopes shall occur at the same time as the clearing for roads and utilities. The clearing limits for each building envelope shall be clearing marked of flagged on each lot and inspected prior to any clearing. Erosion and sedimentation controls shall be instituted on the building envelopes as required by the Surface Water Design Manual. The vegetation remaining after

initial clearing of the building envelope may be preserved or cleared as deemed appropriate by the permittee of the residential building permit for that lot after its approval and issuance.

b. Lot-by-lot clearing. In subdivisions, short subdivisions and PUDs served by on-site septic systems, clearing on individual lots shall be postponed until the approval and issuance of the individual residential building permit for each lot. No clearing on the individual building lots shall occur during the construction of roads and utilities except that necessary to accommodate cuts and fills due to topography and road design. Erosion and sedimentation control plans shall be designed through buildout including sediment pond sizing. All building permits shall have erosion control measures consistent with the Surface Water Design Manual standards.

In subdivisions, short subdivisions and PUDs served by sewers, the applicant may opt to postpone clearing on individual building lots until the approval and issuance of the individual residential building permits for each lot. Under this option, no clearing on individual building lots shall occur during the construction of roads and utilities except that necessary to accommodate cuts and fills due to topography and road design. Erosion and sedimentation control plans shall be designed through buildout including sediment pond sizing. All building permits shall have erosion control measures consistent with the Surface Water Design Manual standards.

B. Seasonal Clearing Restrictions

Introduction of fine-grained sediment into stream channels is a significant cause of fish-habitat and water quality degradation in the Soos Creek Basin. This fine sediment clogs stream gravels, reduces the clarity of the water, and carries a substantial proportion of the urban contaminants into downstream water bodies. Based on numerous observations of existing development during the winters of 1988-89 and 1989-90, active construction and land-grading sites are one of the primary sources of observed turbidity problems in individual steams throughout the Soos Creek system.

The identification of November 1 through March 31 in Policy NR-8 is particularly important because of the amount of rain received by the County, and the extent of flooding which historically occurs between these months.

NR-8 **Within the Soos Creek Basin, bare ground associated with clearing, grading, utility installation, building construction, and other development activity should be covered or revegetated in accordance with King County Surface Water Design Manual Standards between November**

10197

21A

1 and March 31 of each year. Earth moving and land-clearing activity should not occur during this period within the Soos Creek Basin except for regular maintenance for public facilities and public agency response to emergencies that threaten the public health, safety and welfare. Landscaping of single-family residences, existing permitted commercial forestry and mining activities, and development sites with approved and constructed drainage facilities that infiltrate 100 percent of surface runoff should be exempt from these restrictions.

The following P-suffix conditions implement policy NR-7. These conditions shall apply in the portions of the Soos Creek Basin covered by the Soos Creek Community Plan. The conditions shall expire automatically upon the effective date of an adopted countywide clearing ordinance.

1. Seasonal restrictions. Clearing and grading shall not be permitted between November 1 and March 31. All bare ground must be fully covered or revegetated between these dates.

2. 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. Clearing or grading where all state water quality standards are met including turbidity. SWM shall develop administrative proced before such exemptions are allowed." DERDOWSKI move PASS 7-2, Pullen Barden "NO."

IENDMENT 8a

f. Landscaping of single-family residences.

g. Class II and III forest practices.

h. Quarrying or mining within sites with approved permits.

i. Clearing or grading for utility hook-ups on approved residential and commercial building permits.

j. Completion of any final clearing/grading work for construction activities which meet all applicable permit conditions and best management practices for a period of time (not to exceed two weeks) in the month of November if dry weather conditions are present.

C. Vegetation Coverage

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 absorbant duff layer on the forest floor. The following policy addresses retention of vegetation within the Soos Creek Basin.

NR-9 **For new subdivisions in the Rural Area of Soos Creek Basin in the Soos Creek Community Planning Area, a minimum of 20% of the property should be retained as a separate tract of undisturbed indigenous vegetation.**

The following P-suffix conditions implement policy NR-7. These conditions shall apply in the portions of the Soos Creek Basin covered by the Soos Creek Community Plan. The conditions shall expire automatically upon the effective date of an adopted countywide clearing ordinance.

1. Separate tracts. In the rural zones listed below, 20 percent of each subdivision or short subdivision shall be placed in a separate tract to reduce surface water runoff:

A-R 2.5
A-R 5
A-R 10

2. Areas to be included. In meeting the percent requirement, the applicant may include all acreage set aside in sensitive areas tracts except for wetlands and streams. Buffers for these sensitive areas may be included.

When additional acreage beyond that occupied by the above features is necessary to meet the percent requirement, this land shall be included in the separate tract but the applicant shall receive full density credit for this land. The applicant may reduce lot sizes below the minimum required for that zone to accommodate the transfer of density but they shall not change the residential uses permitted in the zone. Density transfers within the A-R classification shall be subject to the clustering provisions in the A-R zone.

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 tract, shrubs are the second preference and grasslands or pastures are least preferable.

Comparison of P-suffix Clearing and Grading Conditions

	SCCP (Exec Proposed)	TRH (Exec Proposed)	Panel Recommendation	Proposed Amendment
Timing of Clearing	On plats w/ <1 ac lots, clearing of building envelope at time of roads and utilities clearing On short plats and residential building permits, clearing of building envelopes after building permit approval	Not addressed	On plats and short plats, clearing of building envelope at time of roads and utilities clearing	On plats, short plats and PUDs, clearing of building envelope at time of roads and utilities Optional lot-by-lot clearing on plats, short plats and PUDs with sewers Mandatory lot-by-lot clearing on plats, short plats and PUDs with septics Deviations from standards if special windthrow study shows hazard
Maximum Building Envelope	35% of lot	Not addressed	35-55% of lot on lots < 15,000 5000 sq.ft. on lots > 15,000 sq.ft.	35-55% of lots on lots < 15,000 5000 sq.ft. on lots > 15,000
Subsequent or additional lot clearing	w/ approved building permit	Not addressed	w/ approved building permit	w/ approved building permit
Commercial Building Permits	Clearing only after site plan approved	Not addressed	Clearing only after site plan approved	Not addressed, relies on current practice which restricts clearing until site plan approved
Erosion and Sedimentation Control	Required at original clearing for roads On subsequent clearing of individual lots if exceeds Draingage Manual threshold of 5000 sq.ft. impervious surface	Not addressed	Required at original clearing for roads On subsequent clearing on individual lots if exceeds Drainage Manual threshold of 5000 sq.ft. impervious surface	Required at original clearing for roads and plans must address impacts from clearing envelopes Required on subsequent clearing of individual lots if under lot-by-lot clearing option
Sunset Clause	Sunsets w/ adoption of	Not addressed	Sunsets w/ adoption of	Sunsets w/ adoption of new

	SCCP (Exec Proposed)	TRH (Exec Proposed)	Panel Recommendation	Proposed Amendment
Vegetation Coverage outside RSAs	20% of site in rural area plats placed in separate tracts	20% of site in rural area plats placed in separate tracts	25-65% of lot in plats and short plats w/ lots > 15,000t may aggregate into separate tract	20% of site in plats, short plats and PUDs in A-R zones
Vegetation Coverage Inside of Regionally Significant Areas	No RSAs	35% of site in rural area plats in RSA in separate tracts	Not addressed	35% of site in plats, short plats and PUDs in A-R zones in RSA
Areas Counted	Stream and wetland buffers but not vegetated part of wetland	Streams and wetland buffers but not sensitive area itself	Not addressed	All acreage in sensitive area separate tract except wetlands and streams
Subsequent Clearing	Allowed for hazard trees	Allowed for hazard trees	Allowed for hazard trees w/ approved plan, pasture (understory only) w/ conservation plan, forestry w/ approved plan	Not addressed, controlled by existing regulations, allows hazard tree removal
Configuration	Retained veg in large, contiguous area, trees preferred veg	Retained veg in large contiguous area, trees preferred veg	Not Addressed	Retained veg in large, contiguous area, trees preferred veg
Sunset Clause	Sunset w/ adoption of new clearing ordinance if more protective	Sunset w/ adoption of new clearing ordinance	Sunset w/ adoption of new clearing ordinance	Sunset w/ adoption of new clearing ordinance

	SCCP (Exec Proposed)	TRH (Exec Proposed)	Panel Recommendation	Proposed Amendment
Seasonal Clearing and Grading Limitations	Nov 1 - Apr 1 Exemptions for landscaping forestry if zoned mining if zoned 100% infiltration	Nov 1 - Apr 1 Exemptions for landscaping forestry if zoned mining if zoned 100% infiltration pub fac maintain public agency emerg	Discretionary restriction if reasonable potential of erosion	Nov 1 - Apr 1 Exemptions for landscaping forestry w/ permit mining w/ permit 100% infiltration pub fac maintainence pub util maintainence all emergencies water qual stds met util hook-ups on aprvd permits dry weather window for 2 weeks in November
Sunset Clause	Sunset w/ adoption of new clearing ordinance if more protective	Sunset w/ adopotion of new clearing ordinance	Sunset w/ adoption of new clearing ordinance	Sunsets w/ adoption of new clearing ordinance

10192

10197

AMENDMENT #_____ SPONSOR_____

AMENDMENT 9 moved by SULLIVAN passed 6-3, Pullen, Derdowski, North, "NO."

Rezone Request Issues Nos. 177 - Mike Lotto/Angelo Toppano &
182 - Dr. Dan Ranninger.

Apply RM 2400-P zoning to the subject property, subject to the following conditions:

Site plan review is required to ensure that all appropriate measures are taken to enhance the aesthetic character of large residential buildings, to reduce the visual impact of large residential buildings from adjacent streets and properties, to meet the on-site recreation needs of project residents, and to generally improve the quality of multi-family residential development. The natural drainage area on the Lotto/Toppano property shall be designated as permanent open space. This area shall not comprise less than 30% of the total site. Among the building and site design features to be considered during site plan review are the following:

- a variety of unit sizes ranging from studios to four bedroom units, with an overall average of not less than 1 1/2 bedrooms per unit;
- private outdoor spaces for each unit;
- on site active recreation areas including tot/children's play areas;
- appropriate separations between buildings; and
- building facade modulation and roof line variation.

1. Mike Lotto/Angelo Toppano
   Issue #177
   SW 16-22-5
   Tax Lots 13, 112 and 113

2. Dr. Dan Ranninger
   Issue #182
   NW 21-22-5
   Tax Lots 48 and 51

10197 27

AMENDMENT # _____ SPONSOR B. LAING

AMENDMENT 11 moved by LAING passed unanimously.

Apply RS-15000 zoning to the following property, which was excluded from the interim zoning of AR-5, due to a pending plat application (proposed plat of Morford Park) on the site:

North 1/2 of the south 1/2 of the southwest 1/4 of the Northeast 1/4 of Section 4, Township 22 North, Range 5 East of the Willamette Meridian.

10197

AMENDMENT #___ SPONSOR Pullen

AMENDMENT 14 moved by PULLEN, passed 8-0, Gruger excused.

AMEND the proposed land use map by designating the property located in section 19-21-6, tax lot 9104 rural.

Amend the proposed area zoning by classifying the western 1/2 of the subject property (tax lot 9104) to AR 2.5

10197

AMENDMENT #___ SPONSORS Sims

AMENDMENT 16 moved by SIMS passed 5-3, Derdowski, Pullen, North "NO."
The area bordered by 124 Ave SE on the west, **SE 304th on the** GN exc.
south, 132 Ave. SE on the east and the Bonneville Power Administration Easement to the north, proposed to be located within Phase 2, is placed within Phase 1 and receives a RS 9600
zoning designation with a GR-5 overlay.

10197

Sponsor Audrey L

AMENDMENT 18 moved by GRUGER passed 5-4, North, Derdowski, Laing and Nickels, "NO."

SOOS CREEK
AMENDMENT

Area Zoning Issue #127

Amend proposed Land Use map by designating subject property B-N T.L. 78 & 110.

Amend proposed Area Zoning by classifying subject property B-N.

AMENDMENT 18

10197

REEK PARK

WOODS

Harold T. Johnston

U.S. GOVT. B.I.A.

Floyd M. Steele

David L. Turner

CASCADE MOBILE VILLA

(FORMERLY MARTELL'S TRAILER PARK) 136 STALLS

ROCK, TOPSOIL & GRAVEL

LOG STORAGE

SAWMILL

EQUIPMENT STORAGE YARD

FEED STORE

Carl A. Kolstad

Harry Kolstad

Chuckanut Logging Co.

SOUTH CREEK DRIVE S.E.

516 S.E. 272ND ST.

	DATE	DATE	DATE
ASSESSOR'S MAP	SJL 3-18-87		
AERIAL PHOTO	SJL 4-15-87		
FIELD WORK	SJL 4-16-87		
MAPPED	SJL 4-15-87		

SOUTH CREEK ESTATES MOBILE HOME PARK 15410

117 SPACES

++ COUNTED FROM 89 PHOTO

MOSTLY DOUBLE-WIDES

MARTELL'S TRAILER PARK 8 TRAILERS & 2 APTS.

662W

26-22-5

RECEIVED NOV 1 1968 KING COUNTY PLANNING DEPT.

656W

LEGEND

BUILDING APPROX. STORIES HOUSE NUMBER WETLAND PARCELS

RAILROAD

MAIN THOROUGHFARE TAX LOT NUMBER

REPRODUCTION IN WHOLE OR PART FOR PERSONAL USE OR RESALE IS PROHIBITED BY LAW.

10197

AMENDMENT # _____ SPONSOR_____

AMENDMENT 20 BARDEN moved PASSED 8-0, Nickels excused.

Rezone Request Issue No. 187 - Paul Sandifur, Jr.

Apply RS 5000-P zoning to the subject property, subject to the following conditions:

This parcel shall be developed as part of a unified site plan incorporating the sites to the west and to the east which are in common ownership with this parcel.

The Urban Separator conditions set out in the area zoning requirements shall apply to this site to the extent possible.

Sensitive areas on the site which are preserved in their natural condition may serve the urban separator function.

The density capacity of that portion of this parcel in sensitive areas and buffers shall be transferred the adjacent parcels to the east and west in order to enhance the urban separator created by the preservation of sensitive areas on this site.

Site design shall emphasize height, bulk and/or architectural features which provide visual access to the urban separator.

The subject property consists of tax lots 292305-9043 and 292305-9062, and the west half of 292305-9045.

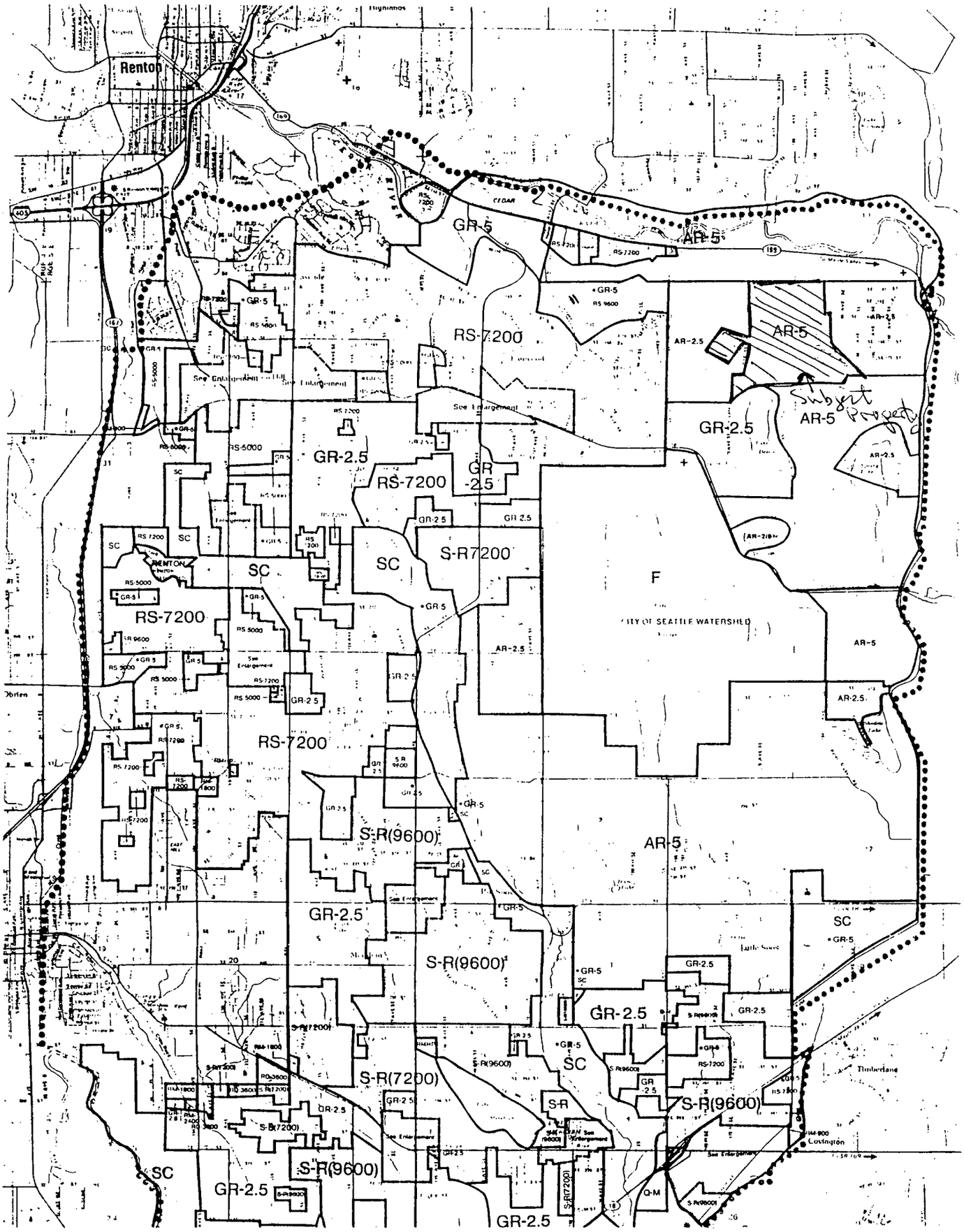
10197

33

AMENDMENT # _____ SPONSOR_____

AMENDMENT 21 BARDEN move PASSED 6-0, Sullivan, Nickels Pullen excused.

Apply AR-2.5 zoning to the area shown on the attached map, between the approved preliminary plat of Lake Desire Estates, Division 1 and Maple Valley Heights Estates, south of the north section lines of Sections 25 and 30, Township 23 North, Range 5 EWM and north of the zoning line shown on the Area Zoning Map.


Renton
GR-5
AR-5
RS-7200
AR-2.5
Subject Property
GR-2.5
GR-2.5
RS-7200
GR-2.5
SC
S-R7200
F
CITY OF SEATTLE WATERSHED
RS-7200
RS-7200
S-R(9600)
AR-5
GR-2.5
S-R(9600)
GR-2.5
SC
S-R(7200)
S-R(9600)
S-R(9600)
SC
GR-2.5
GR-2.5
Q-M
Covington

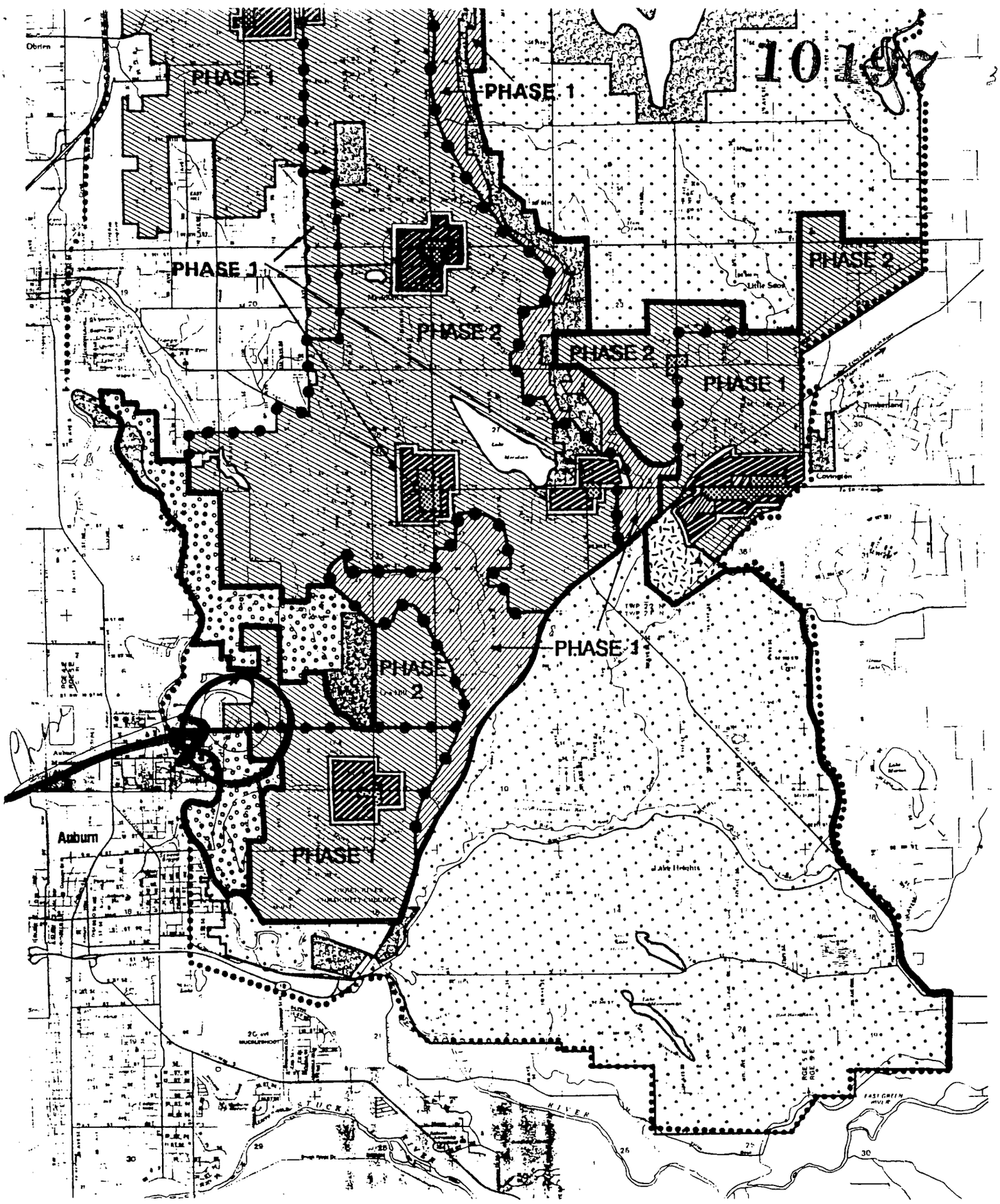
10197

35

AMENDMENT #_____ SPONSOR Sims & Sullivan

AMENDMENT 26 SIMS/SULLIVAN move PASSED 7-0, Nickels, Barden excused.

Change area shown on attached map from Phase 2 to Phase 1, to recognize the existing lotting pattern and the zone change made to the Kofal property by the Panel.



AMENDMENT 26

AMENDMENT 27 moved by SULLIVAN passed 7-0, Gruger, Nickels, excused.
ATTACHMENT A: SC- P AS A ZONING ALTERNATIVE FOR SOOS CREEK COMMUNITY PLAN URBAN-DENSIGNATED BASIN PLAN DENSITY CONTROL AREAS

P-Suffix Conditions: To reduce the harmful effects of SC-TN zoning on significant salmon habitat in the Urban areas of the Soosette and Upper Big Soos sub-basins, the following P-Suffix conditions are recommended:

A. In the Big Soos Sub-basin, onsite retention/detention (R/D) facilities shall be designed to reduce post-development peaks and flow durations to their pre-developed levels for all flows greater than 50 percent of the 2-year event and less than the 50-year event. Additionally, the 100-year post-development peak flow shall be reduced to pre-development levels.

A calibrated continuous flow simulation model, such as HSPF, is the preferred model to be used in designing these onsite R/D facilities. If a continuous model cannot be used, a modified 1990 King County Surface Water Design Manual method may be used. This modified method replaces the manual's SCS Type 1a distribution with a seven-day rainfall distribution based on actual storms in the Puget Sound Lowlands. In addition, the time of concentration shall be computed separately for pervious and impervious segments and added to obtain a net time of concentration. Travel time and time of concentration computations for existing or pervious land segments shall be based on the sum of the interflow, shallow concentrated flow, and open channel flow. The modified Design Manual method shall meet the following release goals:

Post-Development Event	Pre-Development Flows
2-year	1/2 the 2-year
10-year	2-year
100-year	10-year

These standards shall apply according to the procedures of the 1990 King County Surface Water Design Manual except that the threshold for drainage review shall be lowered to include proposals that will construct 300 square feet or more of new impervious surface where runoff is discharged onto soils other than the following Soil Conservation Service series soils: Arents ("An" only), Everett, Indianola, Klaus, Neilton, Pilchuck, Puyallup, or Ragnar. A soils report may be required to verify the soils series or to classify previously unmapped series.

B. Impervious surfaces, as defined by the 1990 King 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.

C. Building lots shall be clustered on 30 percent of the site. Clustering shall apply to parcels of two acres or more. For all parcels (including those of one acre or less), onsite structures shall be placed as far as physically possible from streams and wetlands.

D. Seventy percent of all parcels shall be set aside in a permanent native growth protection tract. If the tract does not contain a density of indigenous tree species that is typical of Lower Puget Sound forests, it shall be replanted with indigenuous trees and vegetation according to a County-approved landscape planting and maintenance plan.

E. Keeping or grazing of livestock shall be prohibited.

F. No new road crossings of Class 1, 2, or 3 streams shall be constructed. Crossing of streams by public utilities shall be limited to existing road or utility rights-of-way except as provided by K.C.C. 21.54.050.

AREA ZONING REQUEST INDEX

ISSUE #	NAME	REQUEST	COUNCIL ADOPTED
Rural:	**Maple Valley**		
1	Joseph Byrne	SE	AR-5
2	J. Scott Griffin, Jr.	PUD RS 7200	PUD RS-7200
3	Ivor Jones & Neighbors	SE	AR-5
4	Bruce & Mary Kingland	RMHP/GR2.5	AR-5
5	Dale C. Nichols	RM/RS-5000	AR-5
6	" "	BC	AR-5
7	John Sears	RM-2400	AR-5
8	William Veenhuizen	RS 9600/RM-1800	GR-5
17	David Willard	CG	BN
Rural:	**North Transitional Area**		
9	Michael E. Blaine	GR-2.5	GR-2.5
10	Charles R. Branson	GR-2.5	AR-5
11	Ron Cavahaugh	RS 7200/9600	GR-5/RS9600
12	Kevin Coluccio	RS-15,000	RS-15,000
13	William Finkbeiner	SR-9600/SE	AR-2.5
14	William Graves	GR-2.5	AR-5
15	Bob Johns/Spring Lake Assoc./Harkleroad	GR pot RS	AR-5
16	Chester Powell		AR-5
18	Larry Woodward	RS	GR-5/SC
Urban:	**North Transitional Area/Lake Desire**		
19	Marcia Hansel et al	AR-5	GR-5/RS7200
20	William Finkbeiner & Velta Stromberg	RS 7200/9600	GR-5/RS7200
20A	Emilio Pierotti	RS 15000	GR-5/RS7200
Rural:	**South Transitional Area**		
21	Robert Berg, Janeen Whale, Pauline Burton	SE	AR-5
22	Nathan Brown (Strand Trust)	AR-2.5	AR-5
23	Merrit K. Burton	GR-5	AR-5
24	J. Dan Fiorito, Jr. (SIR)	ML-P	ML-P
25	J. Dan Fiorito, Jr. WA Asphalt Inc. Timothy Lee	ML-P	AR-5
26	Michael Hengtgen/Manke	GR-2.5	AR-5
27	Henry Kessner	AR-2.5	AR-2.5
28	Marjorie Minor/DNR	GR-5	AR-5
29A	Nelson/NW Lead Products	MH-P	MH-P
29	Ralph Pozzi	SE	AR-5
30	Pat Rizzuto	MH	ML-P portion/AR-5
31	Donald Ryan	AR-2.5	AR-5
31	John Sather	SE/SC	AR-5
32	Robert Sealey, Jr.	GR-5	AR-5
33	David VanDyke	SC	AR-5
34	Sharon Whitmore	SE	AR-5
Rural			
35	Barbara Ann Moore	AR-2.5	AR-2.5

Rural: **Basin Area**

36	Mary L. Berry	SE	AR-5
37	Carl Bloss	SR	GR-5/SC-P
38	Philip Boldman	ML	SR-9600
39	Richard & Marjorie Bunce	SR-9600	GR-5/SC-P
40	Bill Dinsdale	SR-7200	GR-5/SC-P
41	Mary Lynn Fader	SC	GR-5/SC-P
42	Fortunato/Faulkes	SR	GR-5/SC-P
43	Roderick Fraser	RS-7200/BC	GR-5/SC-P
44	James A Guess	MP	MP
45A	Stuart Halleson	SR-9600	GR-5/SC-P
45B	Ana Marie Hollenbach	AR-2.5	AR-5
46	Arnold Iverson	SR-9600	SR-9600/SC-P
47	J. B. Kassner	SR-9600	AR-5
48	Theodora Kendall	GR-5	GR-5/SC-P
49	Amelia Kravagna	SR 15000	AR-5
50	Sharon Long	GR-5	GR-5/SC-P
51	Richard & Dorothy Lovell	SR-9600	AR-5
52	Johanna & Delmar Maas	SE	AR-5
53	" "	SC	AR-5
54	" "	BN	AR-5
55	Paul Morford	SR-9600	GR-5/SC-P
56A	Dennis Nelson	SR-7200	GR-5/SC-P
56B	Charles Prochaska	SC	GR-5/SC-P
57	Darrell Reber	SC	GR-5/SC-P
58	William Sasser	SR-9600	GR-5/SC-P
59	Irwin Schwieger	SR-9600	GR-5/SC-P
60	Sally Ann Story	SC	GR-5/SC-P
61	James Sundvall	SE	GR-5/SC-P
62	Karlene Toomey	SE	AR-5
62A	Lews Sowards	SR-9600	GR-5/SC-P

Urban Separators

63	Marlene Berie	RM-900	SC
64	Nathan Brown/K. Hansen	RM-1800	SC
65	Larry Dykes	RM-1800	SC
66	No #66		
67	William Hartvig	RS-15000	SC
68	San Lwai	RS-7200	SC
69	Arch & Lily McMahan	RS-9600	SC
70	John Menzinger	RS-7200	SC
71	Stephan Sheehan	RS-7200	SC
72	Storaasli	SR-7200	SC
72A	Carl Falcon	SR	SC
72B	Paul Zarkowski	SR	SC

Urban: **Phase 1**

73	Steve Beck	RS-5000	GR-5/RS underlying (Executive proposed potential zoning)
74	Jerald W. Brannon	RS-7200	"
75	Ted Hagadorn	SR-9600	"
76	Elmer Hautala	SR-7200 or 9600	"
77	" "	SR-7200	"
78	Stephen Hegyi	SR-7200	"
79	Gary Laxon	RS-7200 or 9600	"
80	Koen An Louw	RS-5000	"
81	Calvin Stewart	SR-7200	"
82	Florence Toth	SR-7200	"
83	Valentine & Doris Welman	RS-5000	"
84	David Wennat	SR-7200	"

Urban: Phase 2, North of 248th

85	Julia Baird	RS-7200	GR-5/RS-7200
86	Richard Baird	RS-7200	GR-5/RS-7200
87	E. Marion Carney	RS-7200	GR-2.5
88	Herschel Clark	SR-7200	GR-5/RS-7200
89	Frank Crosby	SR-9600	GR-2.5
90	Gerald Drake	SR-9600	GR-2.5
91	John Edwards	SR-9600	GR-2.5
92	Donna Elder	RS-7200	GR-2.5
93	Raymond Folkers	SR-7200	GR-2.5
94	Nona Gibbons	SR-9600	GR-2.5
95	Gary Hallberg	SR-9600	GR-2.5
96	James Jordan	SR-7200	GR-2.5
97	P. A. Killingsworth	RS-7200	GR-2.5
98	Robert Kokesh	RS-7200	GR-2.5
99	Robert Pfaff	RS-7200	GR-5/SC
100	Mark Poulson	RS-7200	GR-2.5
101	John Thueringer	RS-7200	GR-2.5
102	Antonio & Sharon Vacca	RS-7200	GR-2.5
103	Marvin Wehrman	RS-7200	GR-2.5
103A	Thelma McCann		GR-5/RS-7200 for area between 232nd& 252nd & 116th & 120th including Kent Covenant Church

Urban: Phase 2, South of 248th

104	Harry Berryman	RS-15000	GR-5/RS-9600
105	Stanley Brewer	SR-7200	GR-2.5
106	Sharon Campbell	RS-5000	GR-2.5
107	Charles & Leslie Dow	SR-7200	GR-2.5
108	R. Duprell	SR-9600	GR-5/RS-9600
109	Kristin Fuller	SR-9600	GR-2.5
110	Terri Greschok	SR-7200	GR-2.5
111	John Kiefer	SR-9600	GR-2.5
112	Kenneth Kirby	SR-7200	GR-2.5
113	Barry Kircher	SR-9600	GR-5/SR-9600
114	Floyd Knell Gary & Peggy Knell	SR-9600	GR-2.5
115	Sonia Ludviksen	SR-9600	GR-2.5
116	Robert Mandich	SR-7200	GR-2.5
117	Fred Nelson	SR-9600	GR-5/RS-9600
118	Fred Pederson	SR-9600	GR-2.5
119	Dennis Shanlian	SR-9600	GR-2.5
120	Michael Sharp	SR-7200	GR-2.5
121	Arthur Swanson	SR-7200	GR-5/SC
121A	Gaunt/Thorpe	SR-9600	GR-2.5
121B	Kofal	Phase 1	SR-9600-P Townhouse

Commercial

121	Steve Beck	RM-900	RM-900
122	Patrick Beirne	BN or RM	RS-7200
123	Robert Bradley	BC	RM-900
124	Leo Brutsche	BN	GR-5/RS 5000
125	Maxine DeLauro	BN	GR-2.5
126	Meta Dooley/Kresovich	RM-900	RM-900-P
127	Kenneth Dozier	BC	BN
128	Jared Fors	BC	BC
129	Arthur Foss	BN	BN portion/GR-2.5
130	James L. Gatsos	BN	GR-2.5
131	R. C. Jacobson	BN, RM-900, RM-1800	T.L.35-GR-2.5/T.L.7 BN/T.L.60 RM-1800
132	Paul Kamakas	RM-900	GR-2.5
133	Edwin Lainhart	BC	RM-900
134	Glen Lawver	BN	GR-5/RS-5000

135	Joe McGivney	BC	BN & GR-5/ RM-2400
136	Robert Michelsen	BC	GR-5/RD-3600
137	Peter Modde/Fairwood Prop.	BC, RM mix	GR-2.5 T.L.31,34,35; RM-1800 T.L.60 BN T.L.7
138	Robert Morrison	BC	RM-900
139	Marilene Nowak	BR-N	RS-7200
140	Richard Pasko	BC	RM-900-P
141	Maratha Pleasant	BC or RM	RM-900
142A	Richard Reed	BC-P & ML-P	BC-P & ML-P
142	Clark Ressler	BN & SR-7200	GR-2.5
143	Lloyd Ruegg Sr.	BN	RM-900-P
144	William Ruth	BC	BC
145	David & Jan Schneider	BC	BC
146	Carl Searcy	BC	BC
147	Thomas M. Sinkula	BN	SR-7200
148	R.F. Taplett	RM or BC	BC GR-5/SR7200, potential RM 1800
149	Patrick Vukich	BN	BN;small portion RMHP
150	Calvin Wilson	BC	BN
151	David Zerr	ML	BN
151A	Gene Irwin	RM900	Request denied
151B	Battelhein - Vet Clinic	BC	BC
151C	Kellog for Skagen	BN or BC &RM1800	RM900-P, GR-5/RM1800, RM2400

Multifamily

152	Peter Agtuca	RM-1800	RS5000
153	Robert Anderson	RMHP	GR-2.5
154	Lea J. Armstrong	RM-1800	RS-7200
155	Lea J. Armsmtrong	RM-1800	GR-5/RD-3600
156	Benjamin E. Bergsma	RM-900	GR-2.5
157	Dean Bitney	RMHP	GR-5/RMHP
158	Robert S. Bobosky	RMHP	GR-2.5
159	Gene Bonami	RS-5000, RD-3600 RM-2400	GR-5 with reconfig RM
160	Joyce Crump Gilkey	RM-900	SR-7200
161	Peter Deleuw	RM-2400	GR-5/RM-2400, RD-3600
162	Bill Dinsdale	RD-3600, SR-7200	GR-5/RS7200
163	Val Drllevich	RM-900	RM-900/GR-5/ RM-1800
164	Gerald Dulz	RM-1800, RM-2400, RD-3600	Reconfigured RM; RD3600 Buffer = 150 ft
165	Joan Etherton	RM-1800	GR-2.5
166	Joseph Freezon	RM-1800	GR5/RM-2400
167	Edmund & Katherine Gihm	RM-2400	GR5/RM-2400
168	Robert Gibson	ML/MH	RMHP
169	Wm Gossett/Virgil Adams	RM-1800	SC
170	Wm Gossett/Bruce Goulet	RM-1800	SC
171	Charles & Nina Graham	RM-2400	GR-2.5
172	Kenneth Hash	RM-1800	GR-5/RD-3600
173	David Jackson	RM-2400	GR-5/RM-2400
174	Norman Jannsen	RS-7200 or RM-2400	GR-5/SR-7200
175	Jack Klaussen/Lyle Malick	RD-3600	GR-5/RD-3600
176	Edd Laville	RM-900	GR-5/RM-2400
177	Michael Lotto	RM-2400	GR-5/RM-5000-P
178	Peter Modde/Spring Glen Est.	RM-900 - RD-3600	GR-5/RS-5000 RD3600, RM2400
179	Won Cha Park	RM-1800	GR-5/RM-2400
180	Madonna Pettit (filed under Jewett)	RD-3600	GR-5/RS-7200 All Property Phase 1
181	Evelyn Plant	RM-900 RD-3600	GR-5/RM-2400

181A	Kellog for Lotto	GR-5/RM-1800, 2400, RD-3600	Approve property owner request
182	Ran Ranniger	RM-2400	GR-5/RM-5000-P
183A	Richard Reed/Covington Tenancy in Common	GR-5, pot. RM-900-P	GR-5/RD-3600
183	Gary Richardson	RM-2400	GR-5/SR-7200
184	Terry Roundtree	RM-900	RM-1800
185	William Ruth	RM-2400	GR-2.5
186	Jerry Ruthruff	RD-3600	SR-9600
187	C. Paul Sandifer	RM-1800	GR-5/RS-5000-P
188	Robert Scarsella	RM-1800	GR-2.5
189	Morris Spiess	SR-7200 pot. RD-3600	GR-5/SR-7200
190	Jerry Spoonemore	RM-900, RM-2400	RMHP
191	Vaughan Stewart	RS-7200 or RM-2400	GR-2.5
192	Robert Thompson	RM-1800, RM-2400, RD-3600	Reconfigure RM, reduce buffer to 150 ft
193	Richard Vogel	RM-900	RM-1800
194	Connie Wills	RM-2400	GR-5/SR-7200
195	Douglas Worth/Albert Huvinen	RM-1800	GR-5/RS-5000

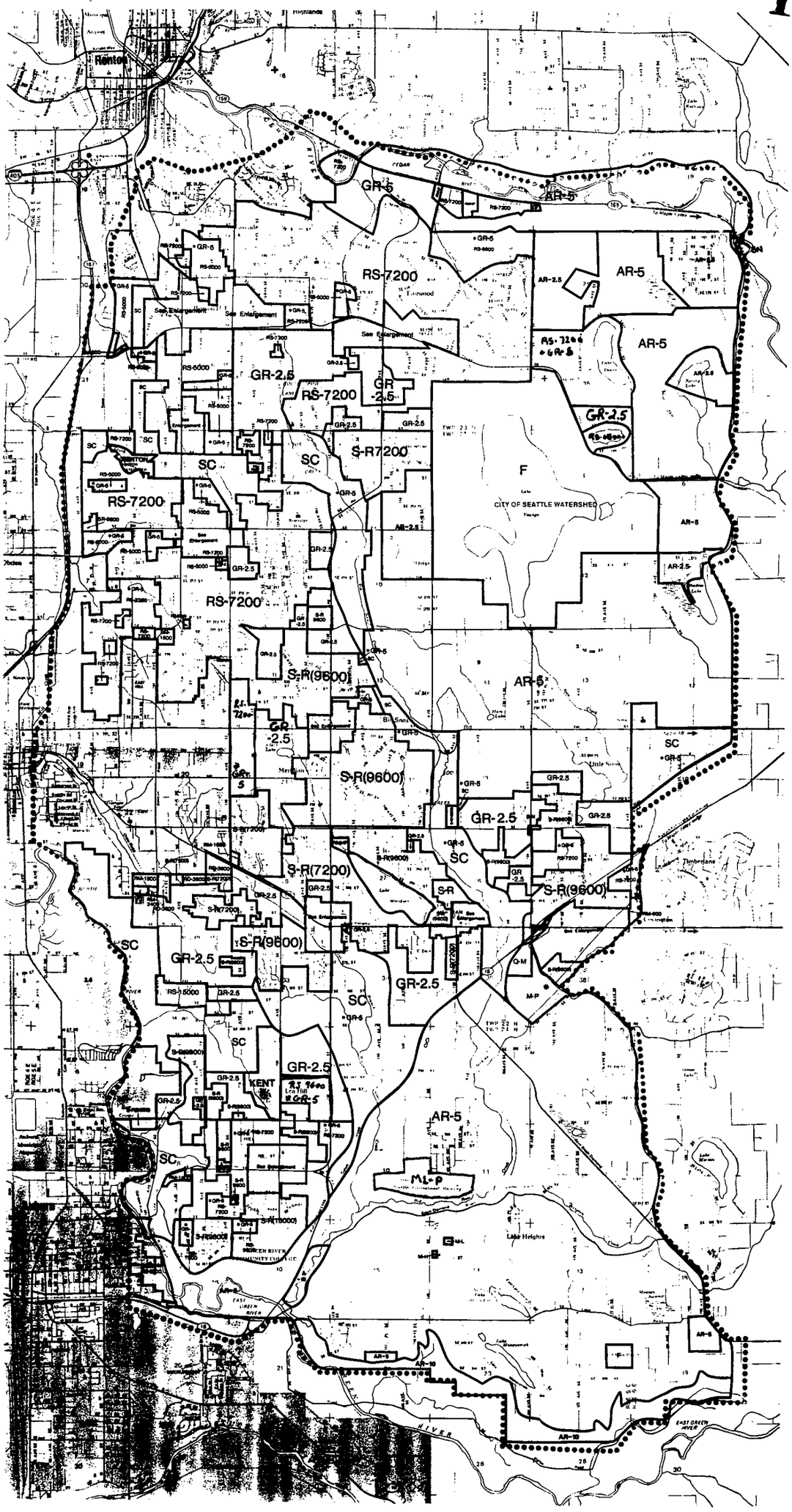
Trans to 12/16/91

44

10197

King County Council

Soos Creek Area Zoning



Residential:

AR-10	Rural Area, 1 unit per 10 acres
AR-5	Rural Area, 1 unit per 5 acres
AR-2.5	Rural Area, 1 unit per 2.5 acres
SC	Suburban Cluster 1 unit per acre
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.
RMHP	Residential Mobile Home Park
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, 1 unit per 900 sq. ft.
GR-5	Growth Reserve, 1 unit per 5 acres
GR-2.5	Growth Reserve, 1 unit per 2.5 acres

Resource:

A-10	Agriculture 1 unit per 10 acres
F	Forest, 1 unit per 80 acres
Q-M	Quarry and Mining

Commercial:

BN	Neighborhood Business
BC	Community Business

Industrial:

ML	Light Manufacturing
MH	Heavy Manufacturing
MP	Manufacturing Park
*	GR-5 Overlay expires 12/31/94

Note: see area zoning in the *Executive Proposed Soos Creek Community Plan Update* and *Council Review Panel Recommended Amendments* for specific P-Suffix conditions available from King County Planning and Community Development Division.

Contact: King County Planning and Community Development Division for Area Zoning Detail Maps for business / multifamily centers.

Soos Creek Community Planning Area

King County Planning and Community Development Division 1991

N

1 0 1 Mile

Additional modifications adopted by the King County Council provided on the attached list.

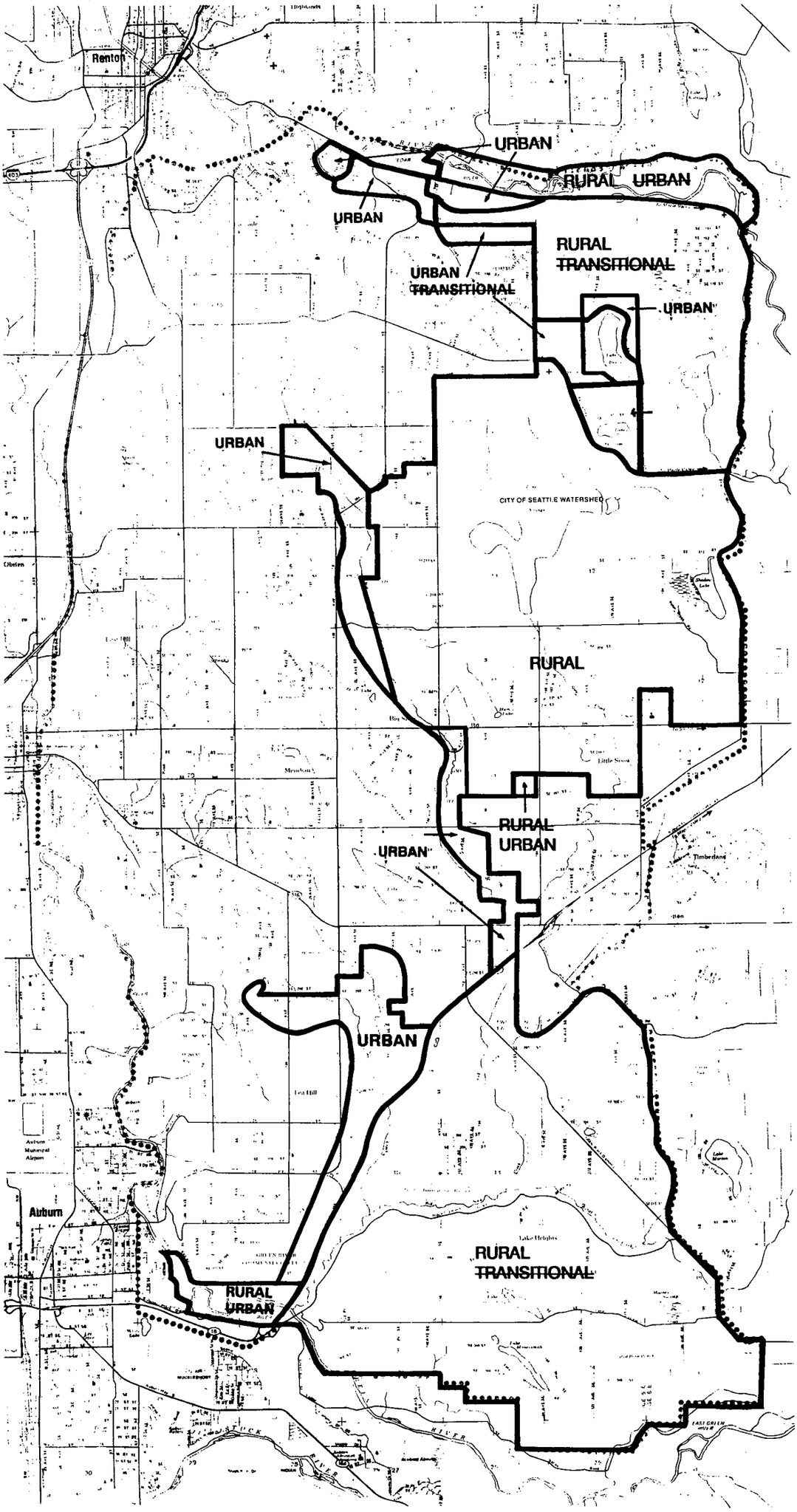
10197 Prior to 12/16/91

Council 45

Changes To King County Comprehensive Plan Map

Source: King County Community Planning

Executive Proposed Soos Creek Community Plan Update 1991



Soos Creek Community Planning Are

King County Planning and Community Development Division 1991

1 0 1 Mile

Trans to 12/16/91

10197

46

Council

Land Use

- Urban/Rural Boundary
- Rural — 1 unit per 2.5, 5 or 10 acres
- Urban Separator — 1 unit per acre, clustered
- Regional Parks, Recreation Facilities and Watersheds

URBAN PHASE 1

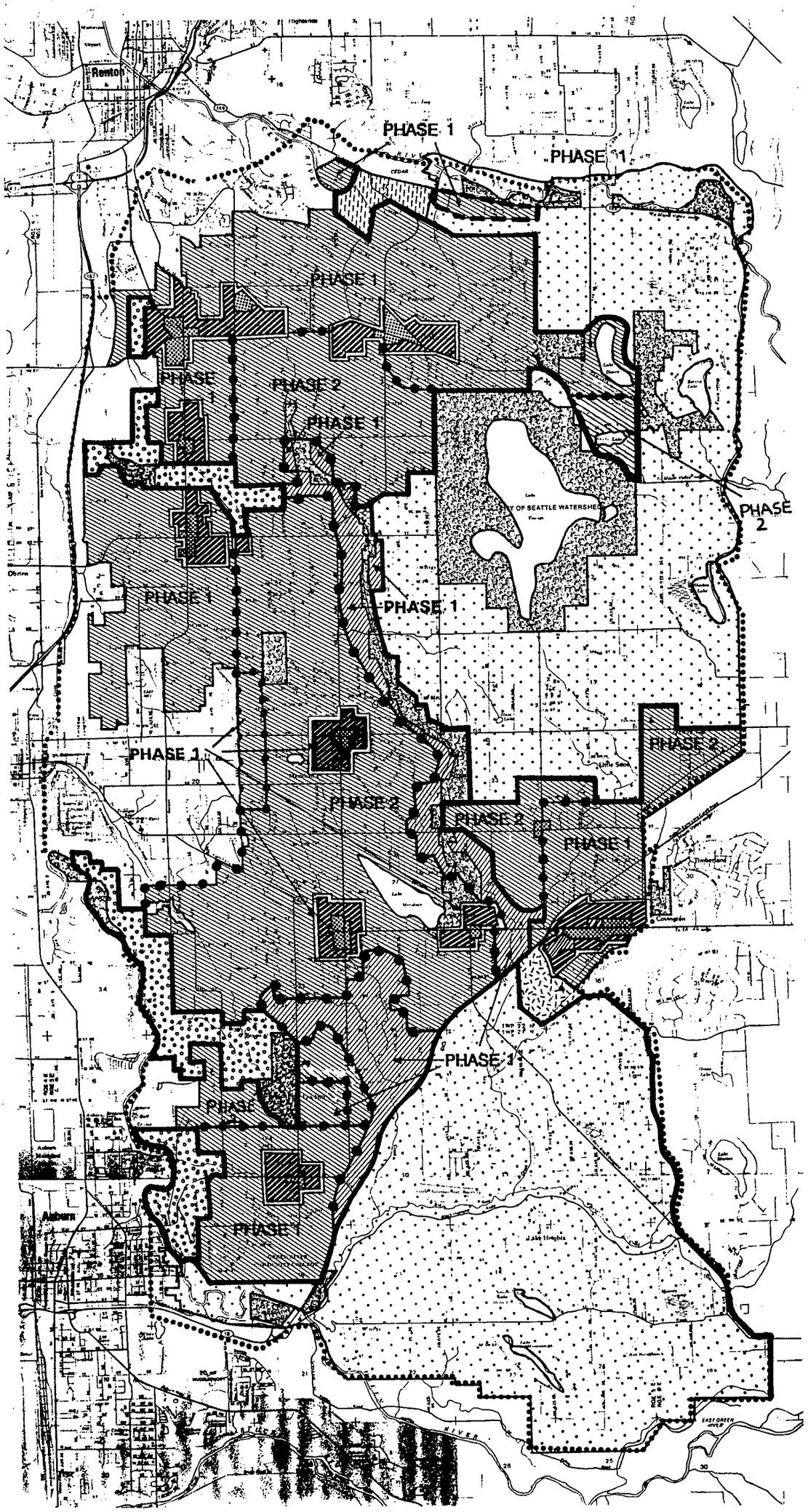
- Phased Urban Area Boundary
- Single Family — 4-8 units per acre subject to the growth phasing provisions of this plan
- 1 unit per acre, clustered
- Activity Center
- Multifamily - 9-30 unit per acre subject to the growth phasing provisions of this plan
- Quarry Mine/ Manufacturing
- Commercial/Office/ Industrial
- Growth Reserve — Urban/Rural designation to be decided by Jan 1,1993

URBAN PHASE 2

- Single Family — 4-8 units per acre subjec to the growth phasing provisions of this plan

Source: King County Community Planr

Excutive Proposed Soos Creek Community Plan Update 1991



Soos Creek Community Planning Are

King County Planning and Community Development Division 1991

1 0 1 Mile