12824

Appendix A
Volume 1

Bear Creek
East King County
East Sammamish
Enumclaw
Federal Way

Bear Creek Planning Area
Development Conditions

BC-P2 **Road Corridor: Northeast Woodinville-Duvall Road** (Source: Bear Creek Community Plan Area Zoning, pp.127-128)

Northeast Woodinville-Duvall Road corridor, 180th Avenue Northeast to West Snoqualmie Valley Road.

Woodinville-Duvall Road is classified as a principal arterial. New development along this route shall dedicate right-of-way sufficient to provide 50 feet of right-of-way from the road centerline. Specific right-of-way requirements may be obtained from the King County Department of Public Works.

BC-P3 **Road Corridor: Avondale Road Northeast** (Source: Bear Creek Community Plan Area Zoning, pp.127-128)

Avondale Road Northeast, Redmond City Limits to Northeast Woodinville-Duvall Road.

Avondale Road is classified as a principal arterial. New development along this route shall dedicate right-of-way sufficient to provide 50 feet of right-of-way from the road centerline. Specific right-of-way requirements may be obtained from the King County Department of Public Works.

BC-P4 **Road Corridor: Northeast Novelty Hill Road** (Source: Bear Creek Community Plan Area Zoning, pp.127-128)

Northeast Novelty Hill Road, Avondale Road to West Snoqualmie Valley Road.

Novelty Hill Road is classified as a minor arterial. New development along this route shall dedicate right-of-way sufficient to provide 50 feet of right-of-way from the road centerline. Specific right-of-way requirements may be obtained from the King County Department of Public Works. Participation in road and intersection improvement projects may be required by new development served by this corridor. Requirements will be determined by application of the County's Road Adequacy Standard ordinance.

BC-P5 **Road Corridor: Other Principal Arterials** (Source: Bear Creek Community Plan Area Zoning, pp.127-128)

Northeast 128th Way/Northeast 133rd Street (Seidel Road), 180th Avenue Northeast to 238th Avenue Northeast (new north-south arterial), 238th Avenue Northeast, Northeast 80th Street to Northeast 133rd Street

These routes are classified as principal arterials. New development along these routes shall dedicate right-of-way sufficient to provide 50 feet of right-of-way from the road centerline. Specific right-of-way requirement may be obtained from the King County Department of Public Works. Participation in road and intersection improvement projects may be required by new development served by these corridors. Requirements will be determined by application of the County's Road Adequacy Standard ordinance.

BC-P6 **Road Corridor: Northeast Union Hill Road** (Source: Bear Creek Community Plan Area Zoning, pp.127-128)

Northeast Union Hill Road, Redmond City Limits to 208th Avenue Northeast

Northeast Union Hill Road is classified as a minor arterial. New development along this route shall dedicate right-of-way sufficient to provide 42 feet of right-of-way from the road centerline. Specific right-of-way requirements may be obtained from the King County Department of Public Works. Participation in road and intersection improvement projects may be required by new development served by this corridor. Requirements will be determined by application of the County's Road Adequacy Standard ordinances.

BC-P8 **Commercial Area: Avondale Road Northeast** (Source: Bear Creek Community Plan Area Zoning, pp.127-128)

Avondale Road Northeast at Northeast 116th Street

New commercial development in this area shall locate site driveway access to Northeast 116th Street where possible. Where possible, adjacent commercial properties shall provide a single driveway. Property access and internal circulation shall be approved by the King County Department of Public Works.

Avondale Road is classified as a principal arterial. New development along this route shall dedicate right-of-way sufficient to provide 50 feet of right-of-way from the road centerline. Specific right-of-way requirements may be obtained from the King County Department of Public Works.

BC-P9 **Commercial Area: Northeast Woodinville-Duvall Road** (Source: Bear Creek Community Plan Area Zoning, pp.127-128)

Northeast Woodinville-Duvall Road at Avondale Road Northeast.

Commercial development north of Woodinville-Duvall Road shall locate driveway access on a new public road extending north from the Avondale Road intersection with Woodinville-Duvall Road. Where possible, no direct driveway access shall be allowed to Woodinville-Duvall Road or to Avondale Road Northeast south of Woodinville-Duvall Road. Contact the King County Department of Public Works Roads Division for right-of-way requirements and road design standards.

BC-P10 **Commercial Area: 236th Avenue Northeast** (Source: Bear Creek Community Plan Area Zoning, pp.127-128)

236th Avenue Northeast at Redmond-Fall City Road (SR-202)

New commercial development at this area shall coordinate driveway access to adjacent arterials with the Washington State Department of Transportation (SR-202) and the King County Department of Public Works Roads Division.

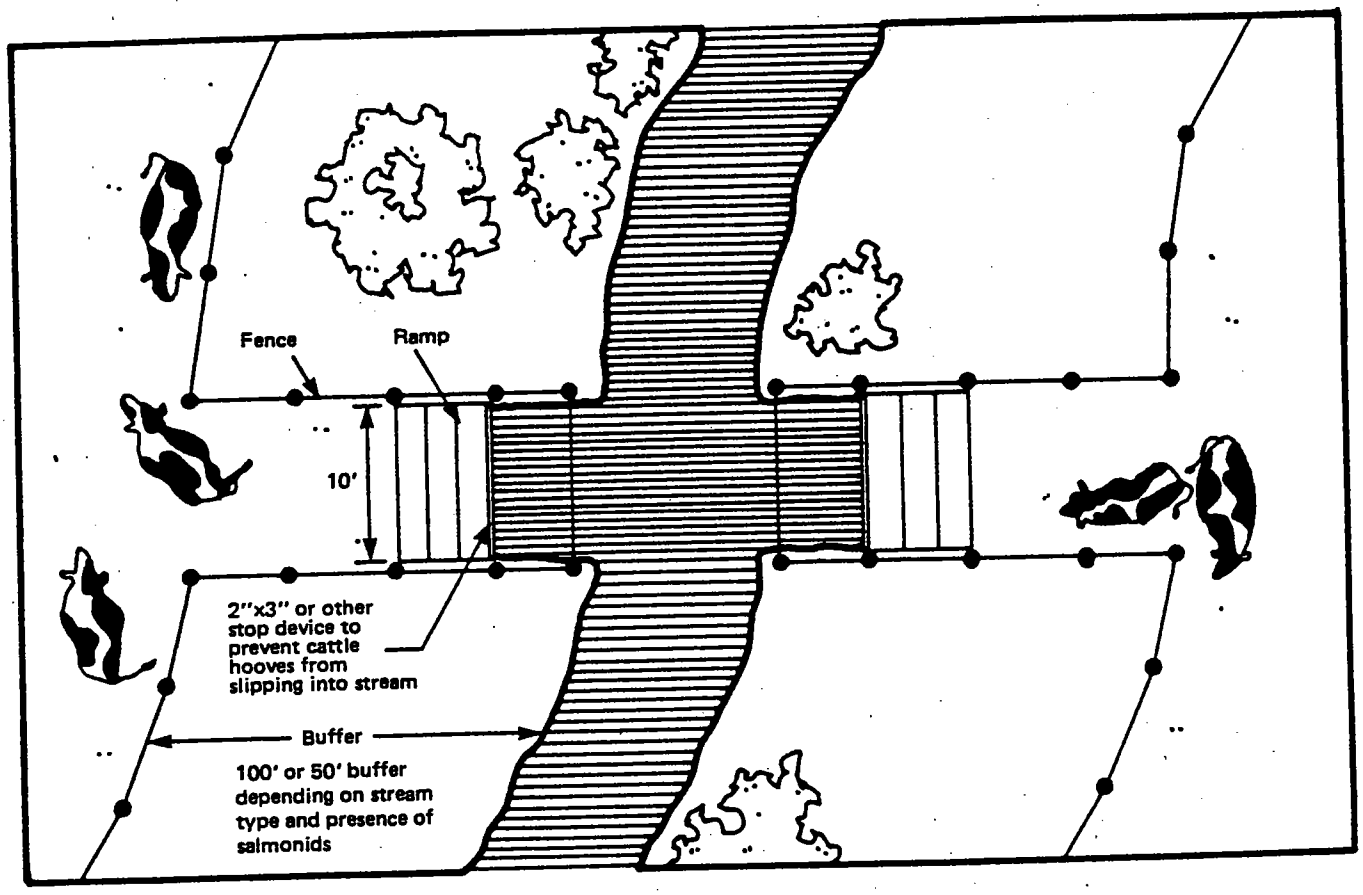
These routes are classified as principal arterials. New development along these routes shall dedicate right-of-way sufficient to provide 50 feet of right-of-way from the road centerline. Specific right-of-way requirement may be obtained from the King County Department of Public Works. Participation in road and intersection improvement projects may be required by new development served by these corridors. Requirements will be determined by application of the County's Road Adequacy Standard ordinance.

BC-P11 I-P and M-P zone west of 196th Avenue Northeast. (Source: Bear Creek Community Plan Area Zoning, pp.127-128)

No driveway access will be permitted to 196th Avenue Northeast. Development shall provide a new north-south public road to connect between Northeast Union Hill Road and to 187th/188th Avenues Northeast in the City of Redmond.

Livestock Access Pad

12824



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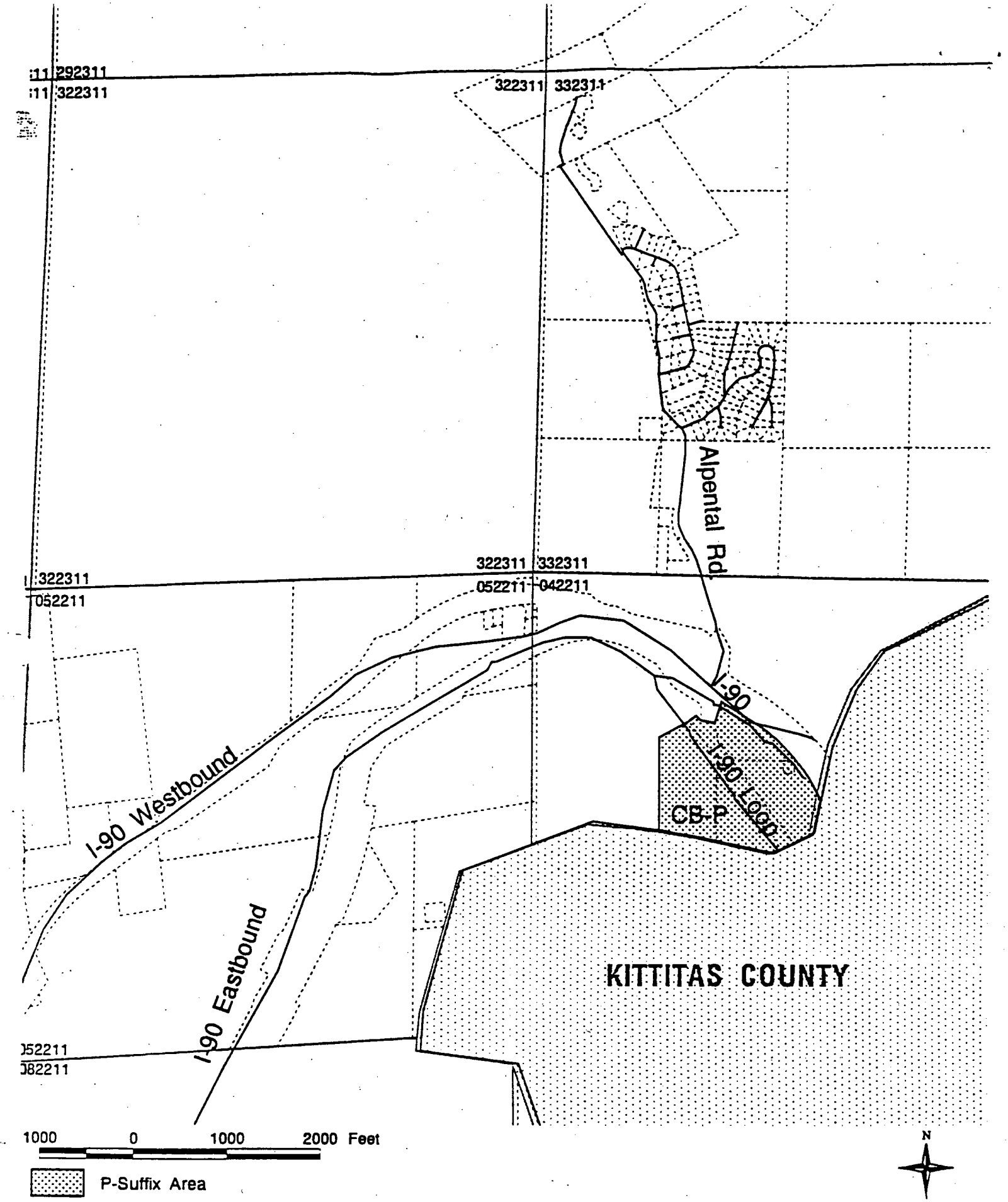
East King County
Development Conditions

EK-P3 **Alpental Map Amendment Study** (Source: 1995 King County Comprehensive Plan Amendment Package: Ordinance 12061)

Provide or retain a 25-foot landscaped area of plant materials native to the Snoqualmie Pass area along the edge of the property adjacent to Interstate 90 in order to screen the property from Interstate 90.



P-Suffix Area

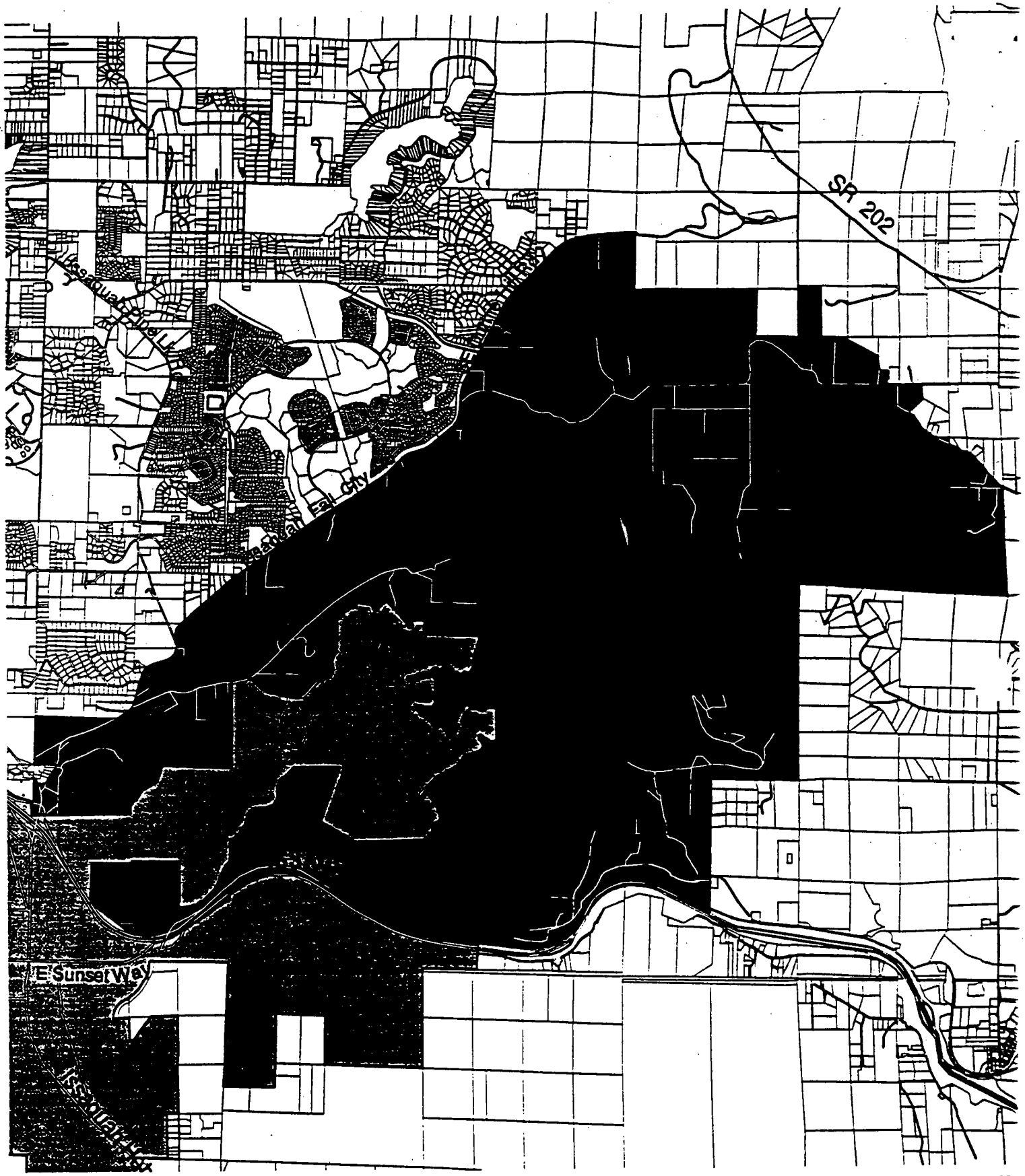
EK-P3. Alpental Map Amendment Study
East King County Community Planning Area

Zoning Code Conversion Phase Two

East Sammamish Planning Area
Development Conditions

ES-P2. Grand Ridge Clustering (Source: East Sammamish Community Plan Update and Area Zoning)

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 Rural may be considered through a plan amendment study, once the Issaquah Wellhead Protection Study is complete. Such plan amendment study also must comply with the Ground Water Management Plan when approved 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.



Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: ES-P2. Grand Ridge Clustering

P-Suffix Area

City Area

Zoning Code Conversion Phase Two

ES-P3. Klahanie Village Affordable Housing (Source: East Sammamish Community Plan Update and Area Zoning)

The following P-suffix condition shall govern housing development on the subject property 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 multifamily 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 requirement 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 requirements 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 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.

ES-P3. Klahanie Village Affordable Housing
East Sammamish Community Planning Area

Zoning Code Conversion Phase Two

ES-P4 Klahanie Community Business Center Design Requirements

(Source: East Sammamish Community Plan Update and Area Zoning)

Actualization of the potential designation may be accomplished through the currently-pending review of a reclassification application for the property. Such a reclassification should include at a minimum development conditions that:

1. Limit uses in the Center to those allowed in the NB Neighborhood Business zone. Limit size to twelve acres and/or 107,000 square feet of gross leasable floor area.

2. Ensure the safe operation of Issaquah-Fall City Road prior to implementation of King County's programmed improvements for that road, by requiring the Klahanie developer to complete the following measures in conjunction with development of the Klahanie Commercial Center.

   a. Widen Issaquah-Fall City Road 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 SE 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. Install a fully-actuated traffic signal at the intersection of Issaquah-Fall City Road and 247th Place SE. Signal installation shall be subject to approval of the King County Department of Public Works.

   c. Two westerly vehicular access points onto Klahanie Drive SE shall be permitted, with a third access point onto Klahanie Drive SE subject to approval by the King County Road Engineer. No vehicular access point shall be permitted onto Issaquah-Fall City Road.

3. Mitigate the impacts of the Klahanie Commercial Center on the residences located in the Rural Area on the south side of Issaquah-Fall-City Road through specific conditions related to access, signage, lighting, landscaping, buffering, open space, and noise.

ES-P4. Klahanie Community Business Center Design Requirements

East Sammamish Community Planning Area

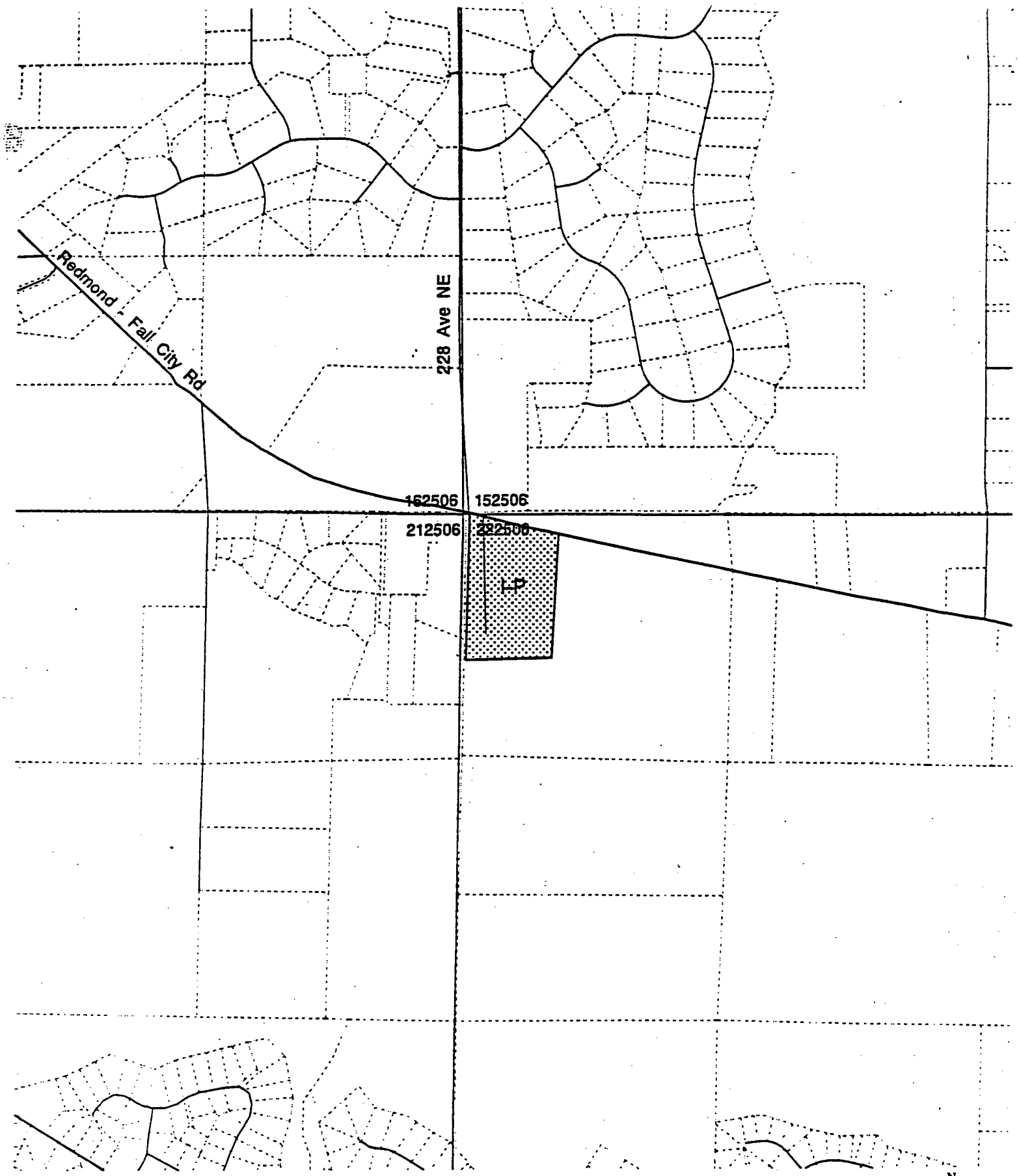
Zoning Code Conversion Phase Two

ES-P5. Northwest Pipeline (Source: East Sammamish Community Plan Update and Area Zoning)

In order to implement East Sammamish Community Plan Policy CI-13, the following P-suffix conditions 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.



0 800 1600 Feet

P-Suffix Area

N

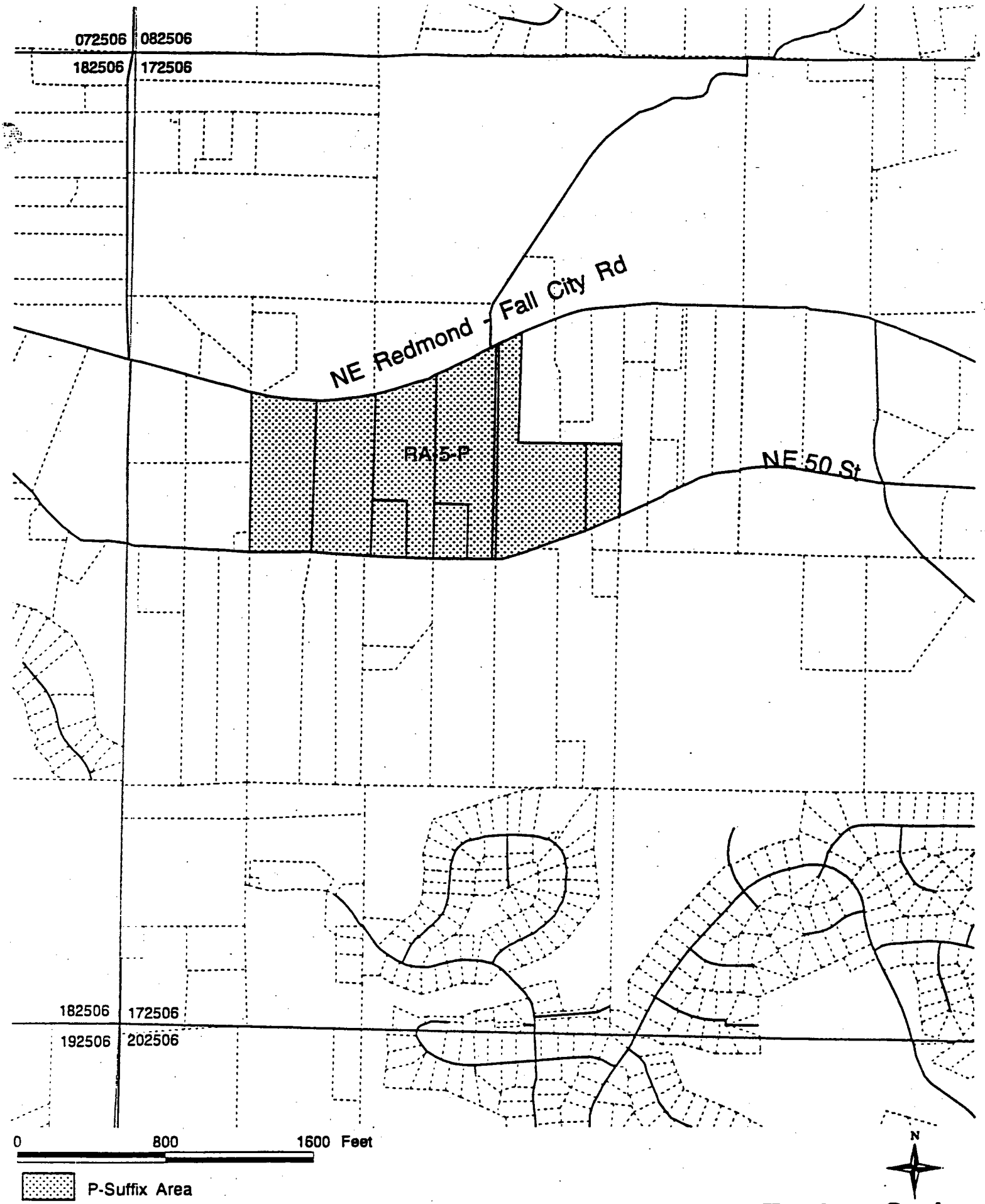
Zoning Code Conversion Phase Two

ES-P5. Northwest Pipeline
East Sammamish Community Planning Area

ES-P6. Farmlands Preservation Clustering (Source: East Sammamish Community Plan Update and Area Zoning)

This P-suffix implements ESCP policy RL-1.

Consistent with the covenant and restrictions attached to their deeds, lands with development rights purchased under the King County Farmlands Preservation Program shall have a zoning designation of at least one home per 5 acres. Development should be clustered to maximize the agricultural potential of the properties.



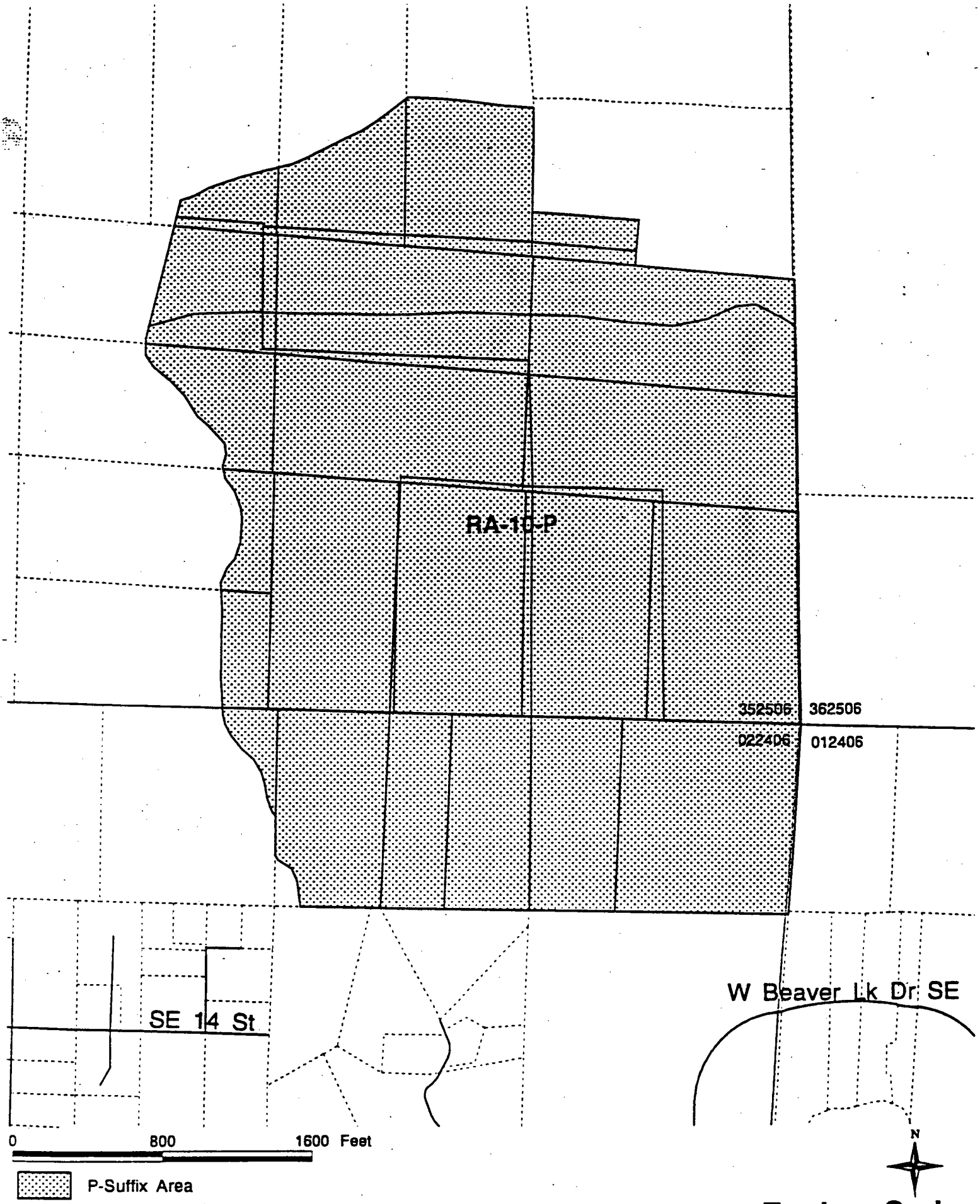
ES-P6. Farmlands Preservation Clustering
East Sammamish Community Planning Area

Zoning Code Conversion Phase Two

ES-P7 Beaverdam Rural Deed Restrictions (Source: East Sammamish Community Plan Update and Area Zoning)

The following P-suffix condition implements Council amendment #27 to Substitute Ordinance 92-597.

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.



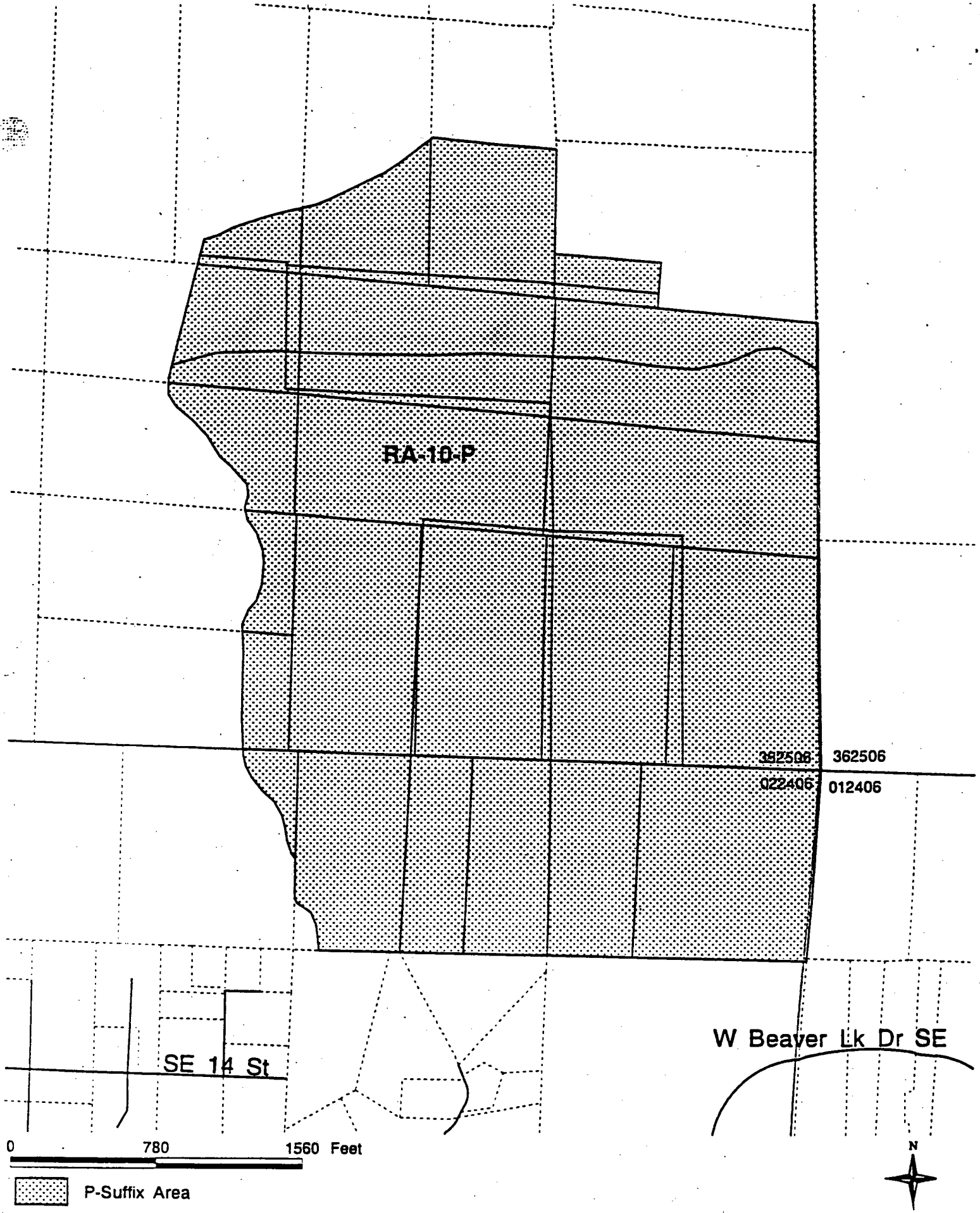
ES-P7. Beaverdam Rural Deed Restrictions
East Sammamish Community Planning Area

Zoning Code Conversion Phase Two

ES-P8. Beaverdam Golf Course Restrictions (Source: East Sammamish Community Plan Update and Area Zoning)

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; the Roads Standards set forth in Chapter 14.42 KCC; and the requirements of Chapters 21A.42, 21A.44, 21A.04 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 standards 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.



ES-P8. Beaverdam Golf Course Restrictions
East Sammamish Community Planning Area

Zoning Code Conversion Phase Two

ES-P9. Grand Ridge Rural Development Requirements (Source: East Sammamish Community Plan Update and Area Zoning)

P-Suffix Conditions

1. 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 Surfaces:** 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.

   b. **Clearing Limits:** Clearing and vegetation retention restrictions in KCC 16.82.150(D) 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.

2. Subdivisions and short subdivisions within the Issaquah Creek basin in this subarea which are 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 Surfaces:** 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:** Clearing and vegetation retention restrictions in KCC 16.82.150(b) shall apply, except that the separate tract alternative shall be mandatory.

   c. **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.

      (1) Site development shall not result in a significant decrease in the diversity, productivity, resilience, or habitat value of North Fork Issaquah Creek Wetland 7; and

      (2) Site development shall not result in a significant increase in phosphorus loading to the tributaries draining to the North and East Forks of Issaquah Creek; and

(3) Site development shall not result in a significant reuse in stream channel erosion or transport of sediment to the North and East Forks of Issaquah Creek; and

(4) 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

(5) 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.

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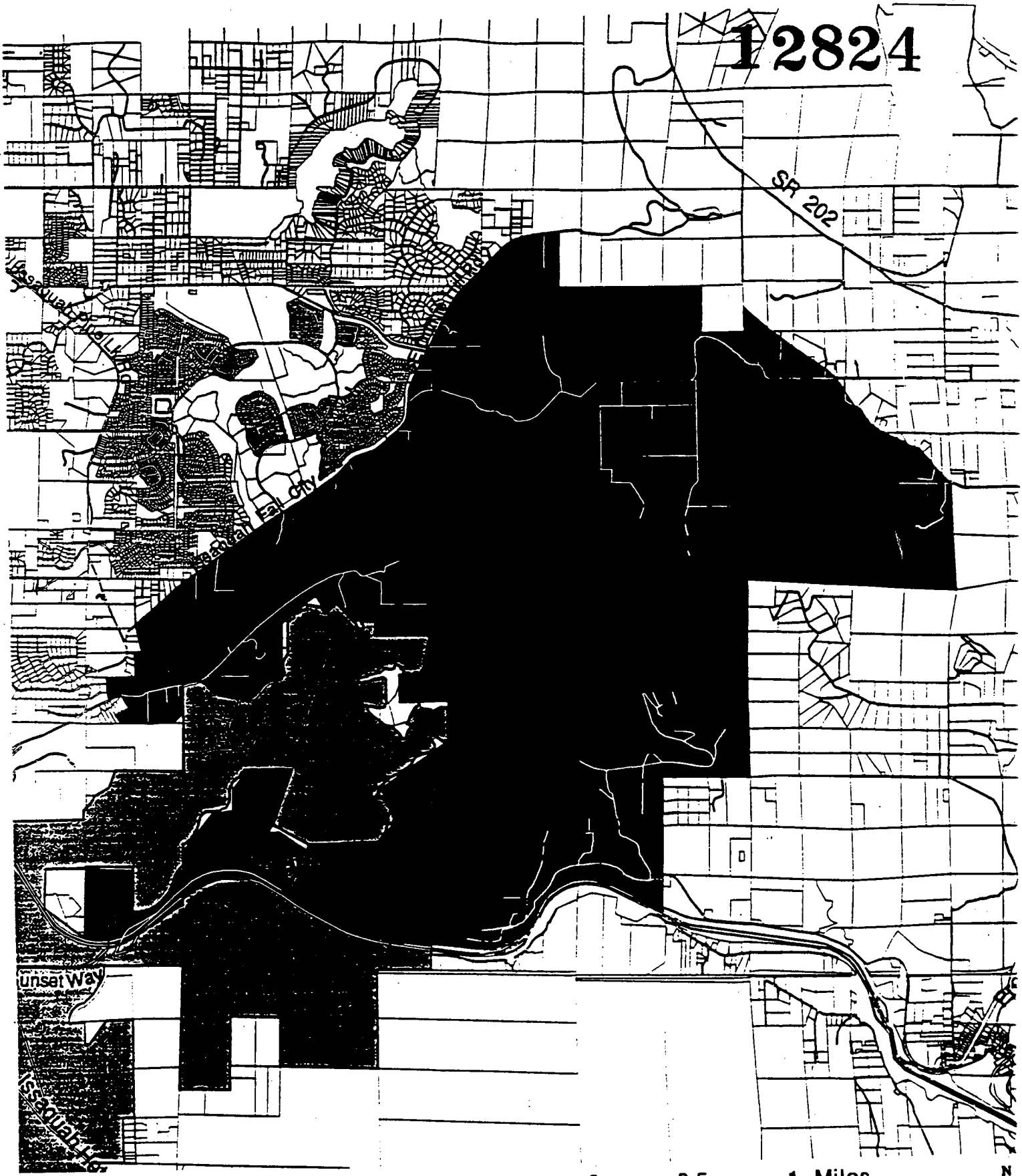


Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: ES-P9. Grand Ridge Rural Development Requirements

P-Suffix Area

City Area

65

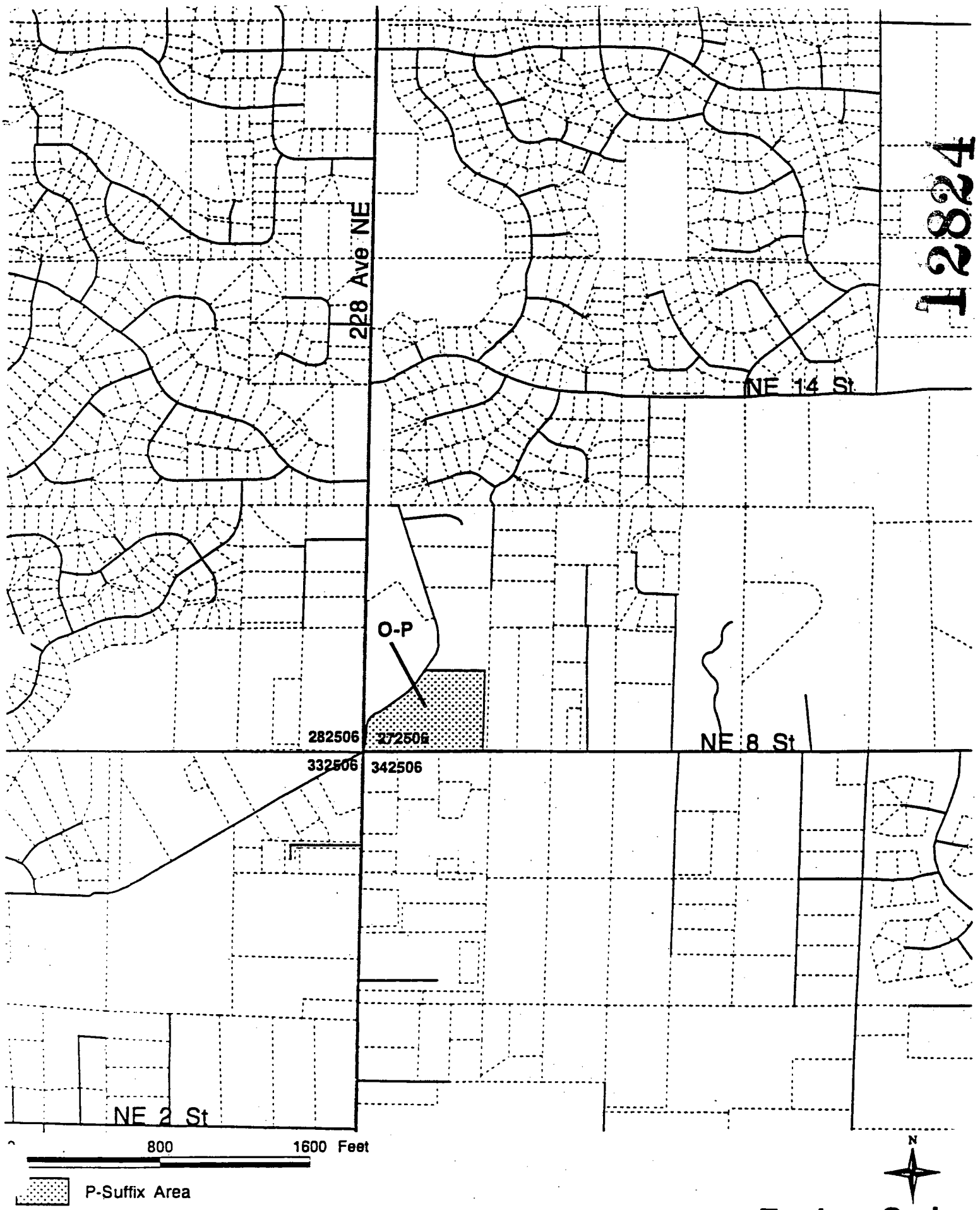
Zoning Code Conversion Phase Two

ES-P11. Plateau Properties (Source: East Sammamish Community Plan Update and Area Zoning)

The site is located within the Sammamish Highland/Inglewood Commercial Subarea and is suitable for mixed use development.

In order to implement the Council Adopted Zoning for tax lot No. 2725069058 the following P-suffix condition shall apply:

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



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ES-P11. Plateau Properties
East Sammamish Community Planning Area

Zoning Code Conversion Phase Two

ES-P12. Grand Ridge (Source: Ordinance 11653, Amendment 107A)

The following P-suffix condition applies to the subject property:

Any applications for development dated after January 9, 1995 for either the urban or rural portions of the property shall only be accepted and processed if they are consistent with the UPD development agreement.

The rural open space portion of the subject property shall remain uncleared and shall be placed into a contiguous open space tract created and marketed pursuant to K.C.C. 21A.24.160 and K.C.C.21A.24.180 at the time of UPD approval. Limited alterations to the rural open space portion of the property including but not limited to clearing, grading, and timber removal shall be subject to review and approval by King County agencies responsible for parks, open space and surface water management and other agencies as appropriate for permit review. If the development agreement is denied, or not pursued by the property owner(s), then the pending rural applications will be processed and rezone to rural will be considered in the next comprehensive plan amendment.

The subject property consists of the following tax lots.

2324069122	2324069123	2324069124	2324069125
2424069007	2424069008	2424069009	2424069010
2324069114	2324069150	2224069059	2424069143
2324069152	2324069144	2324069145	2424069143
2424069144	2424069021	2624069006	2624069032
2524069085	2524069001	2624069030	2624069004
2524069075	2624069031		

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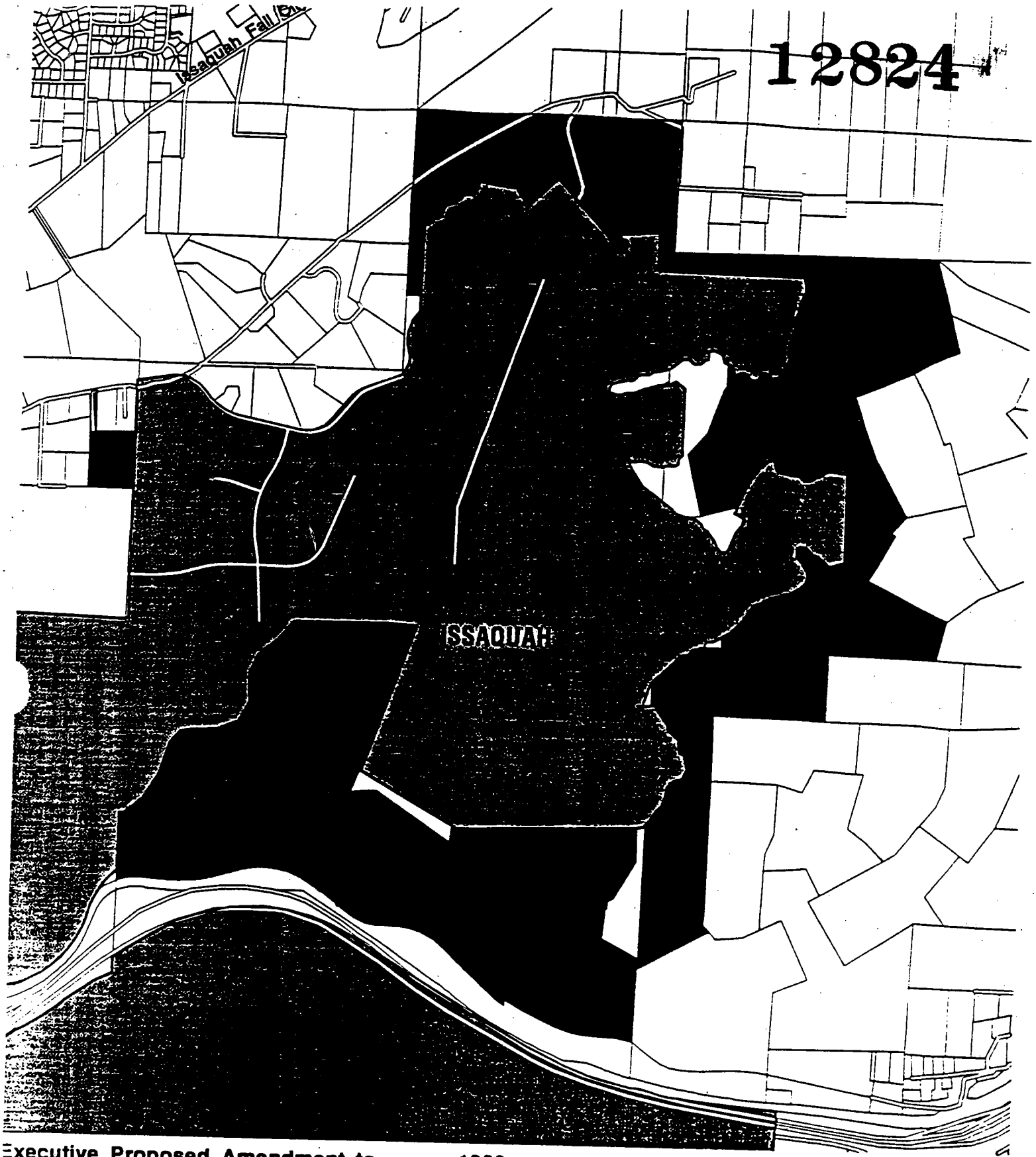

Executive Proposed Amendment to
Proposed Ordinance 96-263, appendix A:
FS-P12. Grand Ridge

1000 0 1000 2000 Feet

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P-Suffix Area

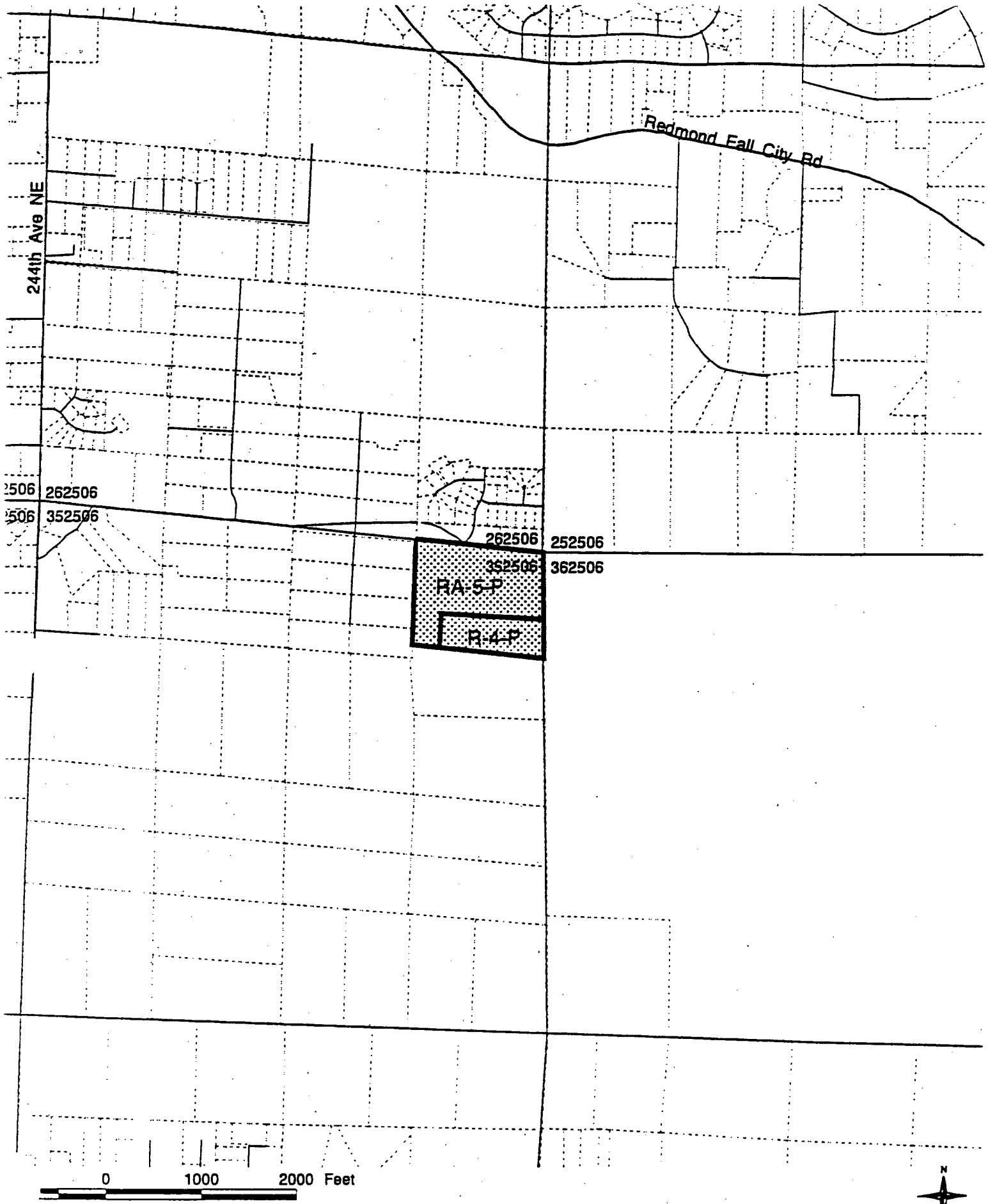
City Area

East Sammamish Community Planning Area

Zoning Code Conversion Phase Two

ES-P13 Ravenholt 4 to 1 (Source: 1995 King County Comprehensive Plan Amendment Package: Ordinance 12061, Amendment 4-1A)

This property is within the 4 to 1 Program and shall comply with 4 to 1 Program Countywide Planning Policy FW-1, Step 7 and KCCP Policies I-204 and I-205.



P-Suffix Area

ES-P13. Ravenholt 4 to 1

East Sammamish Community Planning Area esp13

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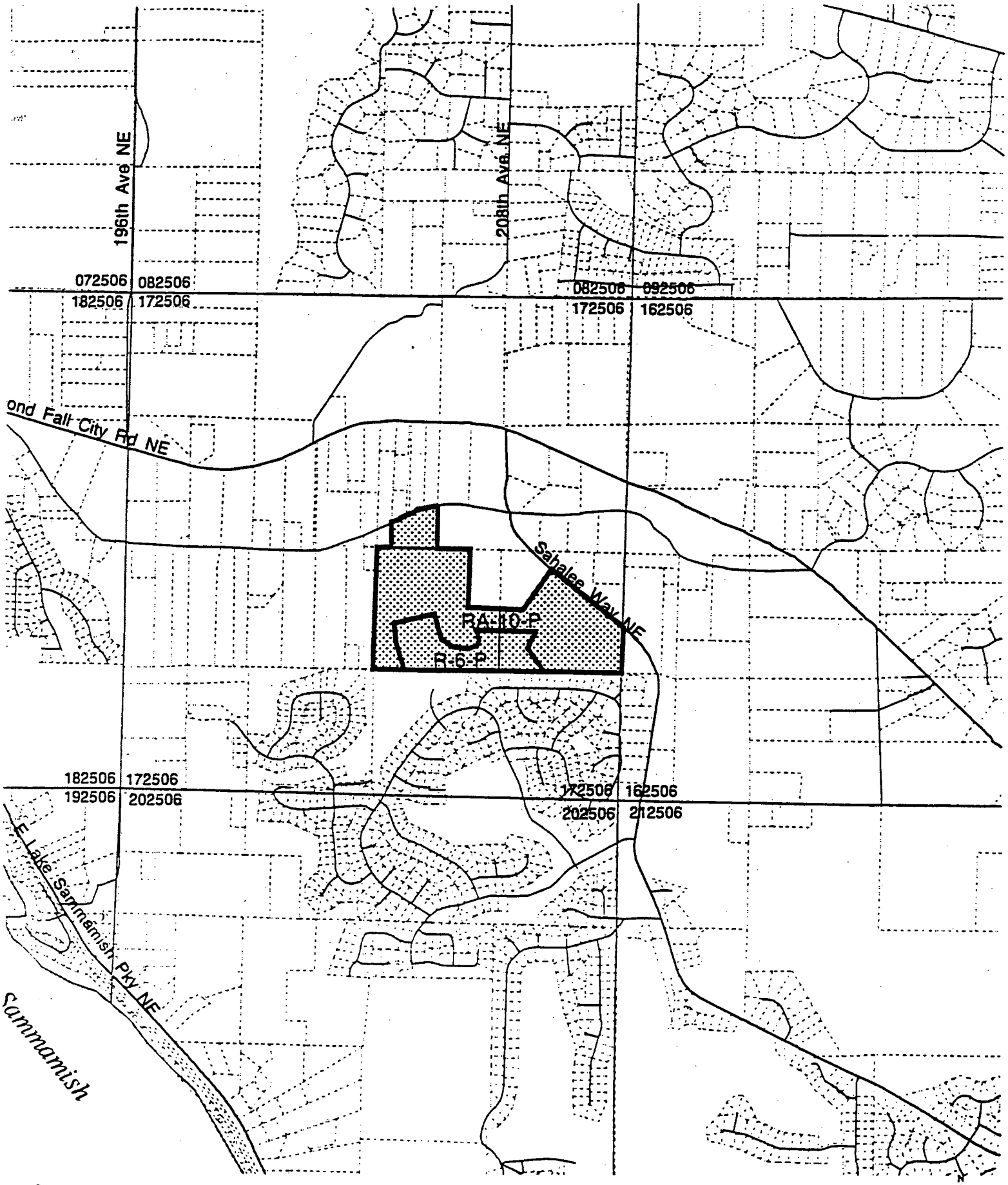
Zoning Code Conversion Phase Two

ES-P14 Marshall 4 to 1 (Source: 1995 King County Comprehensive Plan Amendment Package: Ordinance 12061, Amendment 4-1B)

1. The portion of the 60 ft. easement, recording #5024700 located within the proposed dedicated open space of parcel #1725069021 shall be vacated upon final plat approval.

2. This property is within the 4 to 1 Program and shall comply with 4 to 1 Program Countywide Planning Policy FW-1, Step 7 and King County Comprehensive Plan Policies I-204 and I-205.

3. Runoff from the Marshall/Oatfield site will be collected and routed from the buildable portion of the site to below NE 50th street in one, or at most two, drainage tight lines. No runoff from the site will be introduced into tributary 0111E at any point upstream of Evans Creek. A variance from core requirement number 1 in KCC 9.04.050 will be granted for transfer of water from one sub-basin to another in order to achieve this piping. Detention, water-quality treatment, downstream analysis, and any other necessary drainage requirements or easements must, at a minimum, meet current requirements of the King County Surface Water Design Manual.



0 0 1000 2000 Feet

12824

P-Suffix Area

ES-P14. Marshall 4 to 1

East Sammamish Community Planning Area esp14

Zoning Code Conversion Phase Two

ES-P15 Aldarra Property (Source: Ordinance 11747, Attachment A)

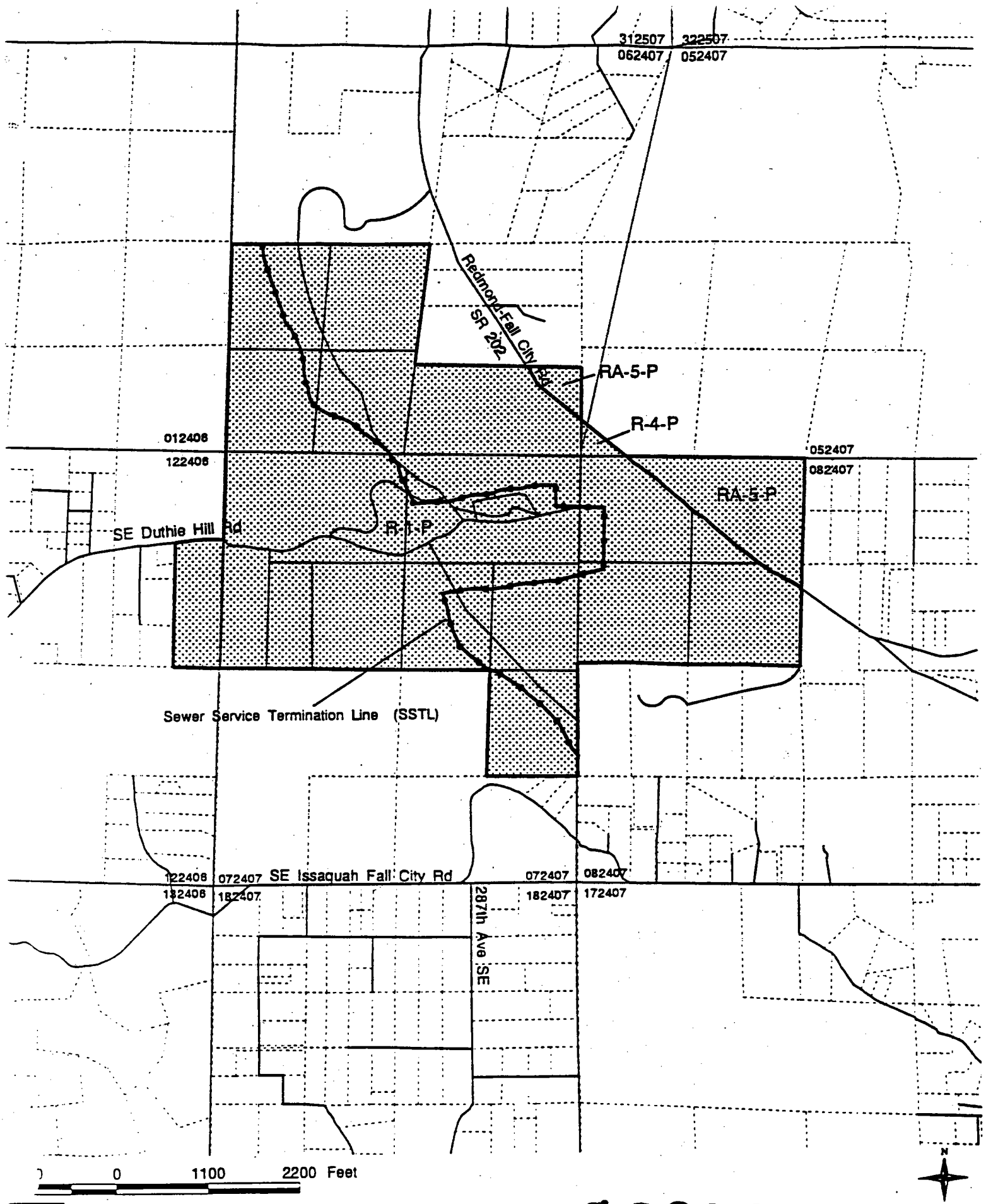
1. The area west of SR-202 is urban and is zoned R-1-P, R-4-P. The area east of SR-202 is rural and zoned RA-5-P.

2. The area west of SR-202 is traversed north-south by a sewer service termination line (SSTL). This line is at approximately the 205' elevation with a peninsula around the Duthie house complex and farm building area, and is shown on the attached map.

3. A total of 300 new residences is permitted, of which no more than 23 may be located east of the SSTL.

4. Sewer service is limited to the area west of the SSTL. A covenant will be imposed on the entire property which precludes the extension of sewer service through this property to any property north, south or east.

5. The area east of SR-202 shall be subject to a Native Growth Protection Easement. Development in this area shall be limited to recreational trails.



P-Suffix Area

ES-P15. Aldarra Property

East Sammamish / Snoqualmie Community Planning Areas

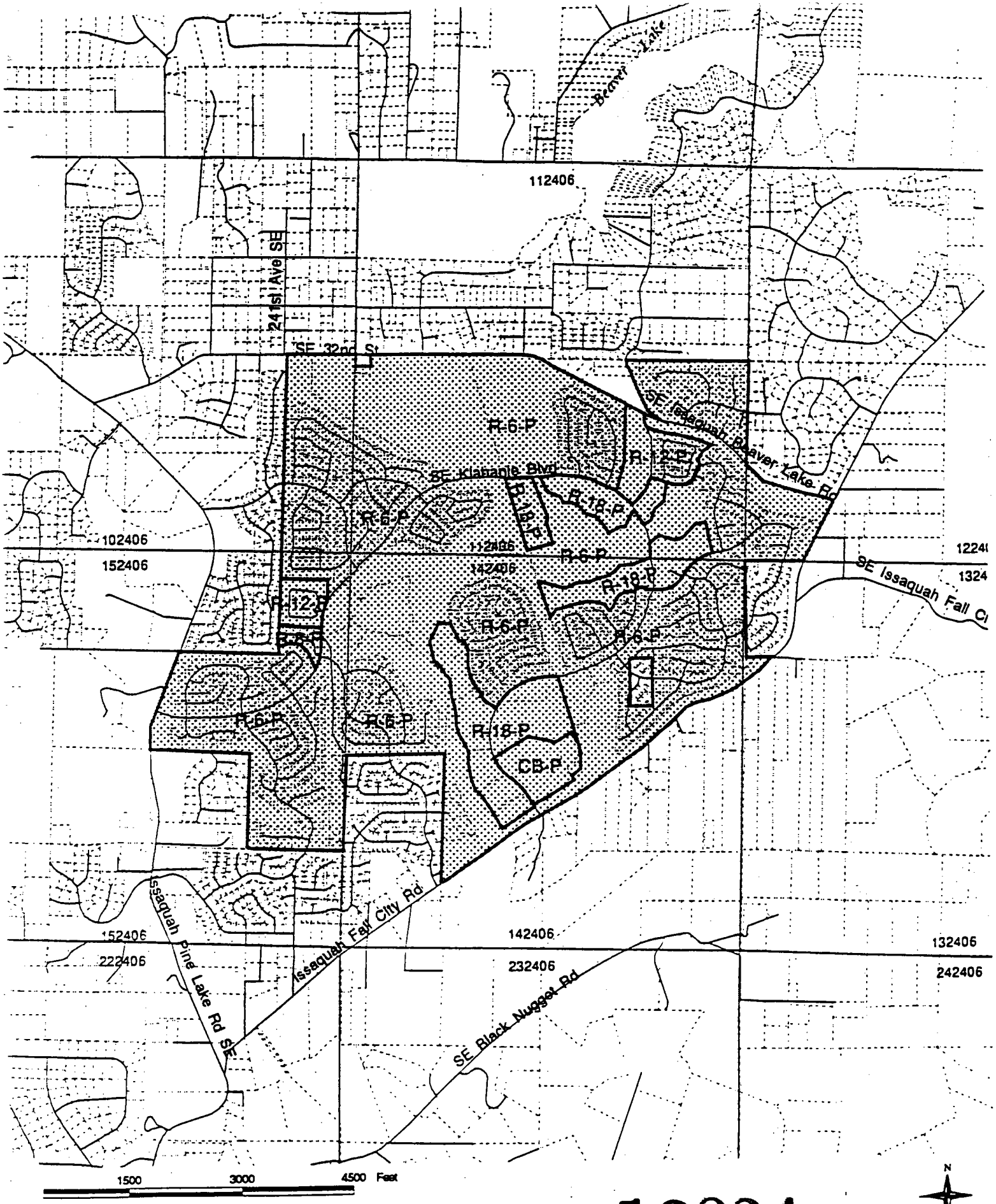
12824

Zoning Code Conversion Phase Two

ES-P16 134-80R (Ordinance 6497)

(Condition #1 as carried forward by East Sammamish Community Plan Area Zoning - ES-P3)

1. The following targets or goals should be used for inclusion of affordable housing, and King County should work cooperatively with the developer to assure that these targets are reached: Ten percent of the units for households below 80% of the County median income provided that federal or other publicly funded housing subsidies are available, except that the owner may be required to set aside sufficient land for that purpose, if such subsidies are not available. In that event, land may be required to be set aside for a period of up to five years from the date of set aside at a value calculated as follows: the area of the set-aside land multiplied by the average per square foot assessed value of the property in the phase of the year in which the phase is granted approval. Computations shall be based on King County Assessor information. If federal or other publicly-funded housing subsidies become available during the set-aside period, the applicant or its successor shall cooperate with the public agency involved in the development of such housing units. If such subsidies do not become available during the set-aside period, the set-aside land shall be released for other development consistent with the approved Hestnes master plan, and the requirement of housing for households below 80% of the County median income shall be re-evaluated at the next phase. Ten percent of the units for households between 80% and 100% of county median income. Ten percent of the units for households between 100% and 120% of county median income. County median income shall be determined annually by the King County Housing and Community Development Division. The above housing shall contain a reasonable mix of elderly and family units. The above housing shall be dispersed throughout the development and included in all phases of the development. Prior to submission of development plans for each phase, the applicant shall consult with the King County Housing and Community Development Division to determine the specific number of low/moderate/median income housing units to be developed in the proposed phase. The term "phase" as used in these conditions means a portion of the site which is the subject of an application for approval of a subdivision, planned unit development or rezone. The following is the minimum schedule for the construction of the housing called for above: (See Table in July 15, 1983 Office of the Zoning and Subdivision Examiner report, page 13.) The foregoing table represents a preliminary schedule. A specific schedule shall be submitted for review with each application for development approval of any phase of development. The application will be reviewed to establish the percentage in that phase for each of the above housing income levels. The minimum level for the first 800 units shall be complete before the application can obtain approval for any development of the next 800 units. Criteria for establishing the amount for each phase shall include King County-wide as well as community plan area population characteristics, market, and economic factors, including but not limited to: 1) cost of construction and financing; 2) cost of existing housing; 3) housing types and sizes available; 4) percentage of population within each income level; 5) employment opportunities; 6) availability of publicly-funded housing programs for low income persons; 7) amount of existing publicly-assisted housing in the surrounding area; 8) overall need King County-wide for housing in each of the above income categories for senior citizens and families.



P-Suffix Area

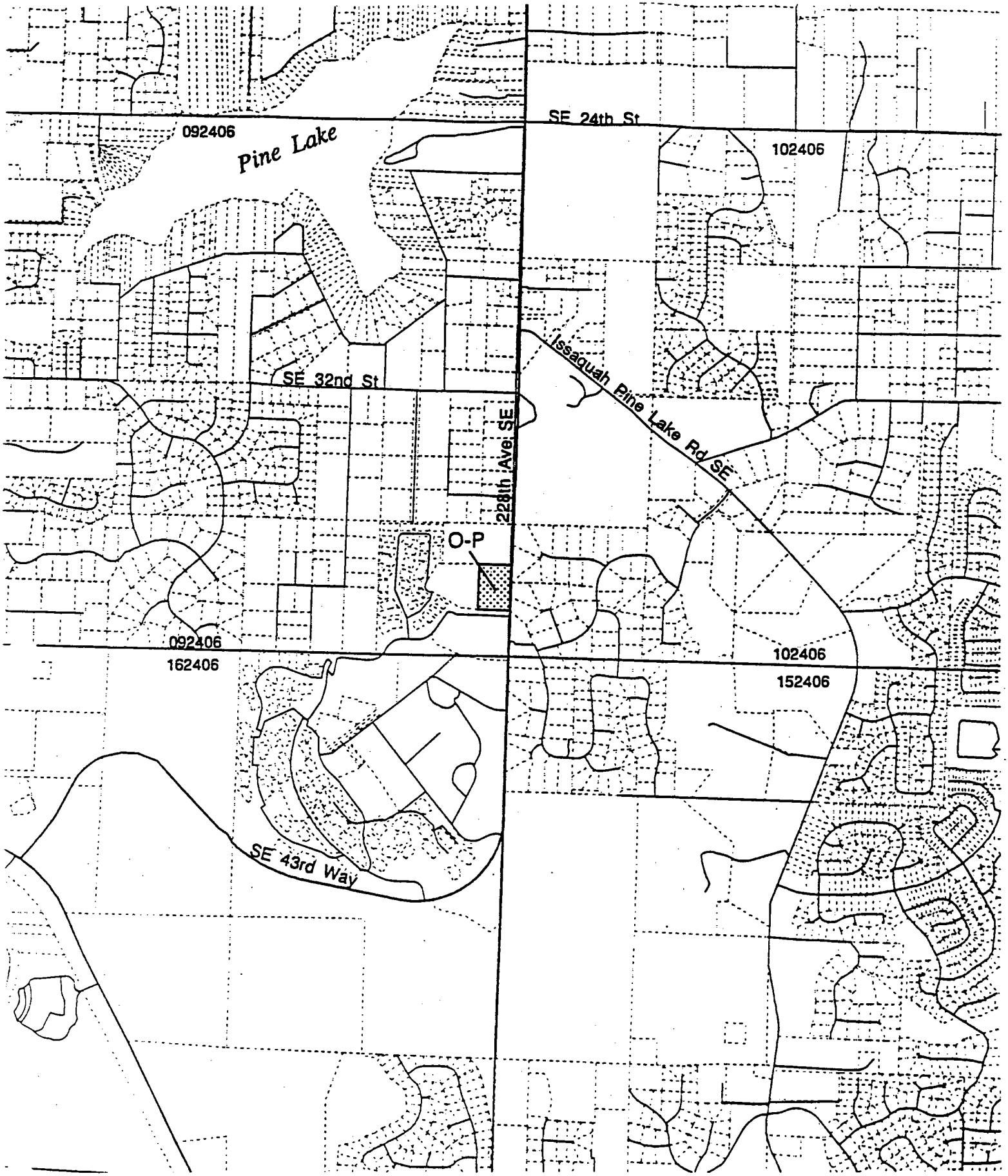
12824 Zoning Code Conversion Phase Two

ES-P16. 134-80R (Ordinance 6497)

East Sammamish Community Planning Area

ES-P17 L95RZ001 (Ordinance 11935)

1. Use of the property shall be limited to the health services described in KCC 21A.08.050, Table A, plus any which the applicant can demonstrate is clearly accessory and subordinate to a permitted health service use, such as related professional offices or general business services as defined in Title 21A.



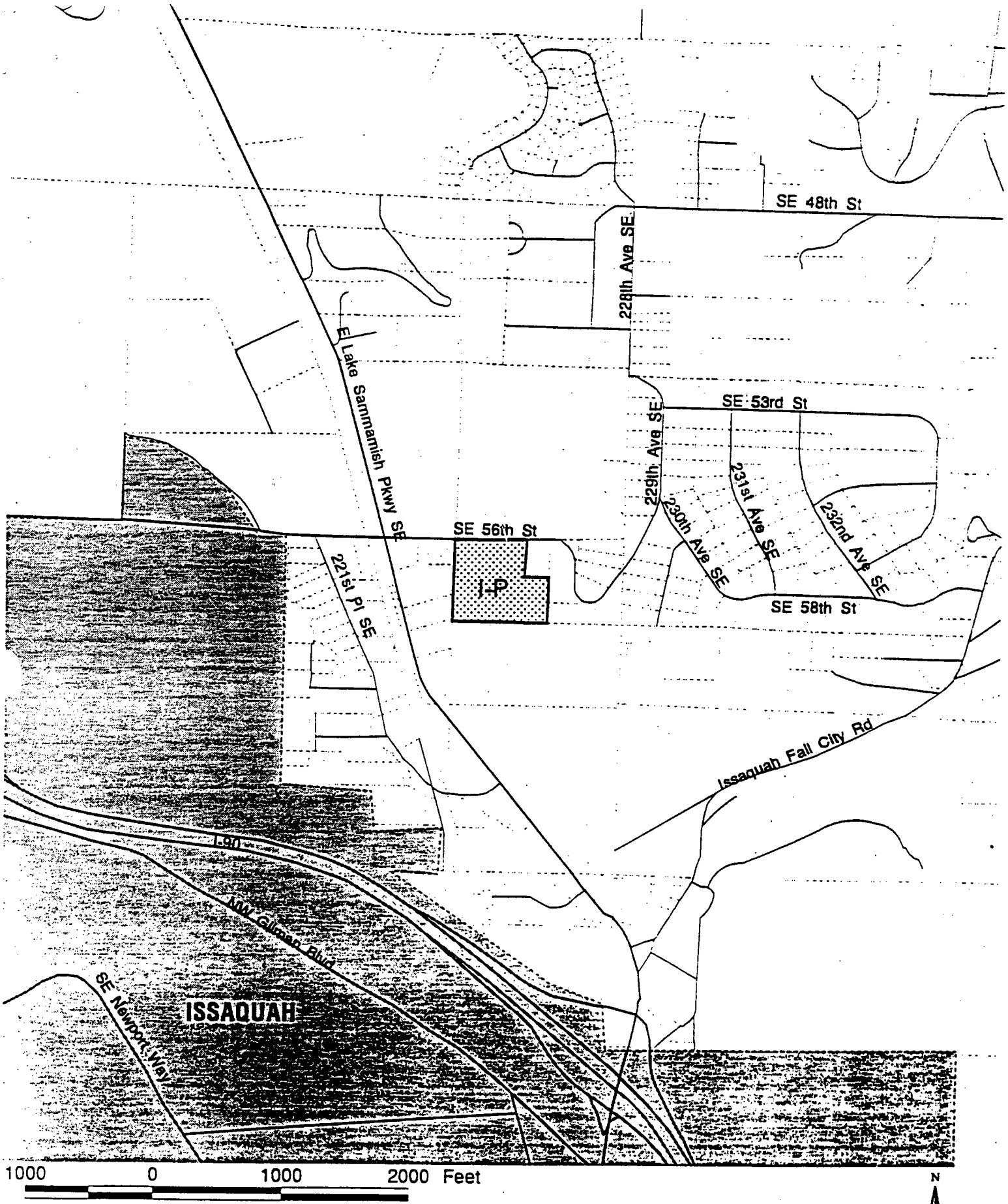
P-Suffix Area

12824 Zoning Code Conversion Phase Two

ES-P17. L95RZ001 (Ordinance 11935)
East Sammamish Community Planning Area

ES-P18 **Issaquah Employment Center** (Source: Ordinance 12531, Amendment 11 to Attachment A)

All new development and modifications of existing development, including structures and any other impervious surfaces, shall be located and configured to protect the well, pumphouse and pipeline owned and operated by the Overdale Water Association from degradation of its water quality and quantity. At a minimum, no new structures or other impervious surfaces such as paved or unpaved parking areas shall be located within a 100-foot radius of the well (the well is located approximately 265 feet south and 160 feet east of the northwest corner of the property, and the pipeline runs from the well due north to SE 56th Street); drainage from new structures or other impervious surfaces, and modifications of existing structures and impervious surfaces, on the property shall be conducted away from the well and the 100-foot easement around it. This P-suffix condition shall expire if the Overdale Park community is served by a public water purveyor, such as Issaquah or the Sammamish Water and Sewer District) and no longer uses the well as a public water supply.



P-Suffix Area

Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: ES-P18. Issaquah Employment Center

East Sammamish Community Planning Area

12824

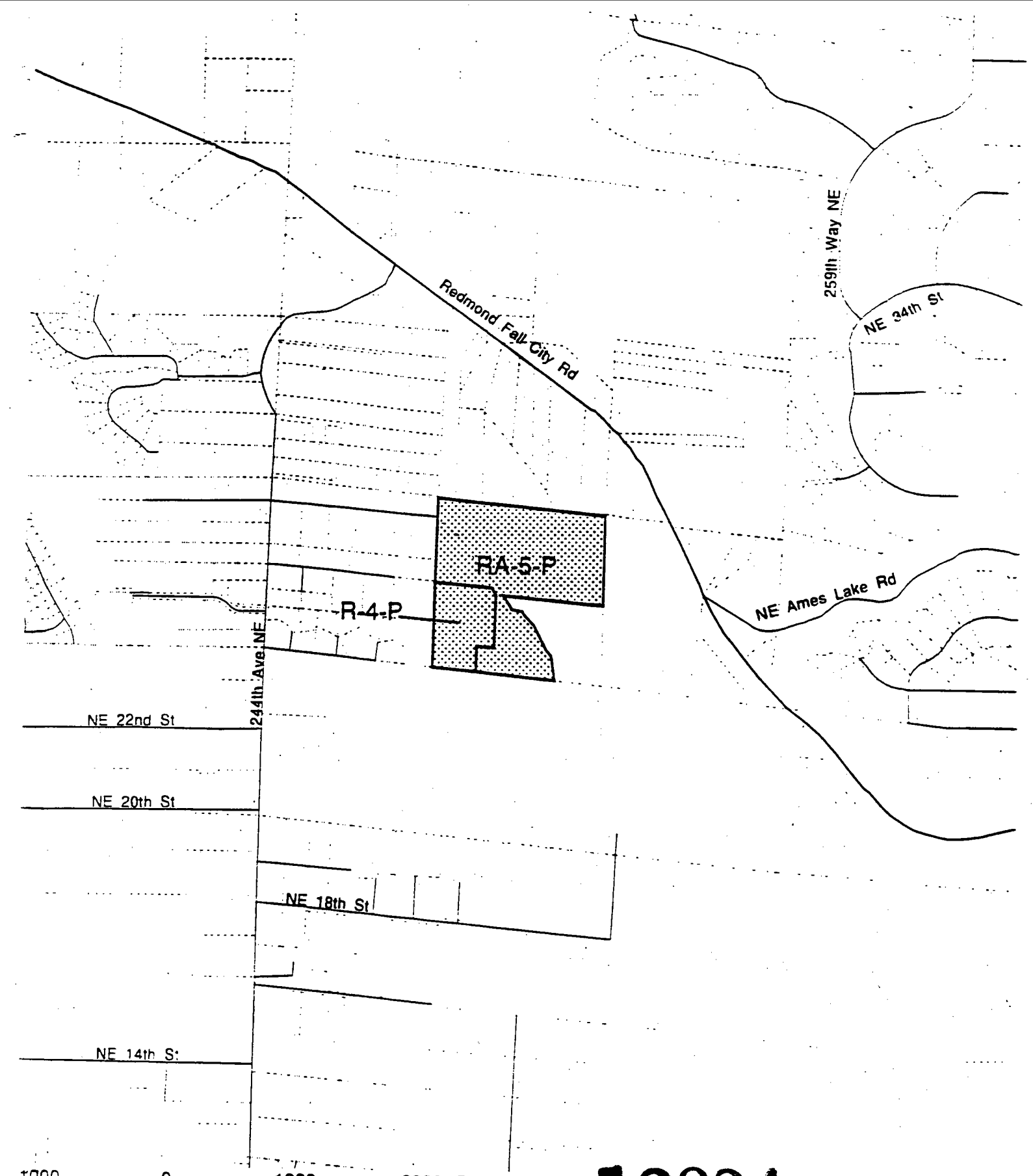
Zoning Code Conversion Phase Two

9

ES-P19 Emmerson 4 to 1 (Source: Amendment 15 to Attachment A to Ordinance 12531)

The P-Suffix (Property-specific development standard) reads as follows:

1) This property is within the 4 to 1 Program and shall comply with the 4 to 1 Program Countywide Planning Policies FW-1, Step 7 and King County Comprehensive Plan Policies I-204 and I-205.



12824

Executive Proposed Amendment to Proposed Ordinance 96-263, Appendix A: ES-P19. Emmerson 4 to 1

East Sammamish Community Planning Area

Zoning Code Conversion Phase Two

ES-P20 Wildlife Corridor/Urban Separator

This condition applies to all properties located within the East Sammamish Community Planning Area.

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 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 undistributed 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 tract 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), and 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.
5. Permanent open space in compliance with all of the above 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 may be credited toward the development's on-site recreation requirement.

Map: See 1995 King County Comprehensive Plan for location of wildlife corridors.

10/12/98
ordinance 13307 amends ES-P20

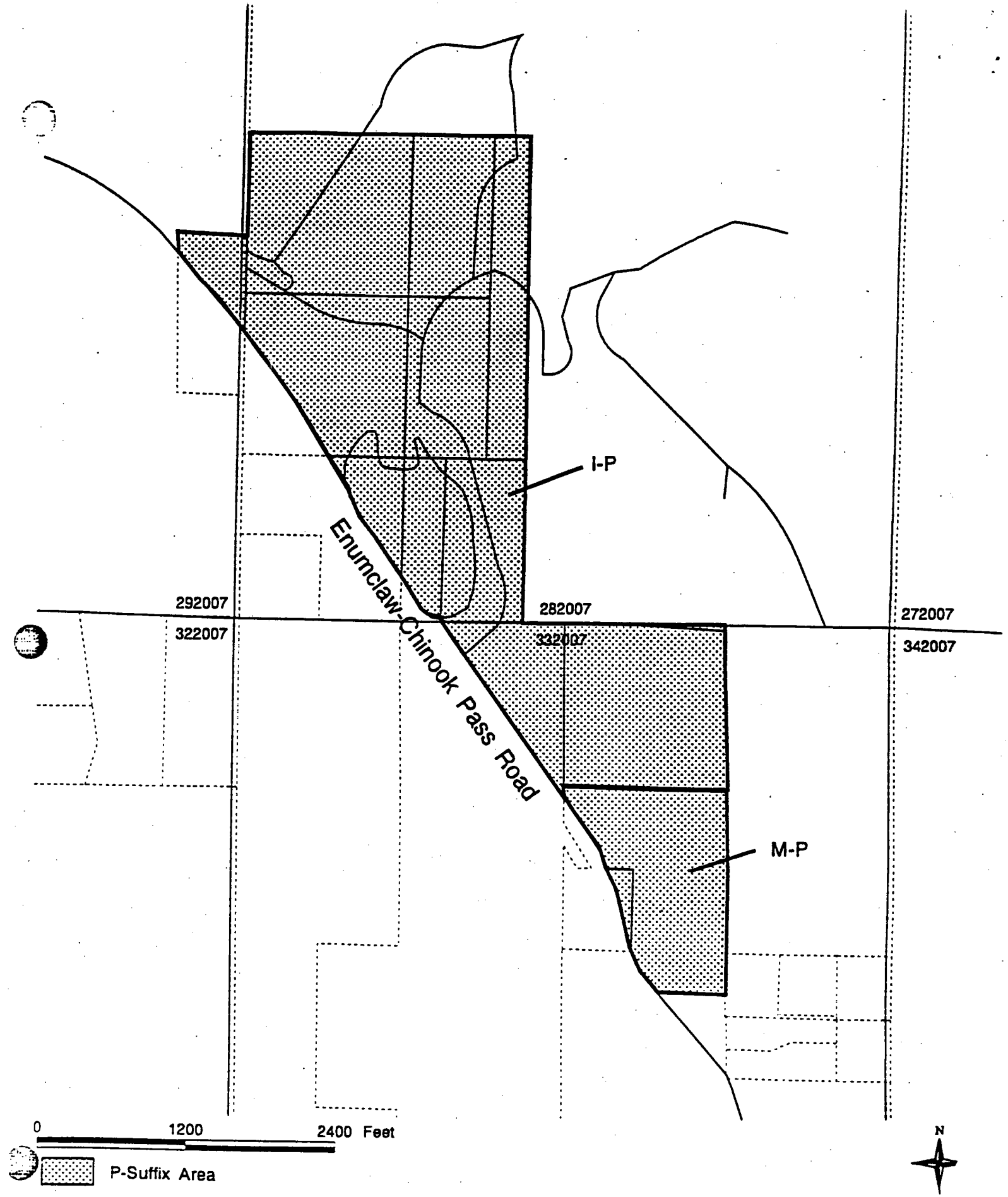
12824

Enumclaw Planning Area
Development Conditions

EN-P1. Weyerhaeuser Mill (Source: Enumclaw Community Plan and Area Zoning p. 149)

The following P-Suffix condition applies:

Uses are limited to processing of harvested timber into dimensional lumber, cants, treated lumber, plywood and similar wood products, as enumerated in the following Standard Industrial Classification Manual (Executive Office of the President, Office of Management and Budget, 1987 ed.) codes: 242, 2435, 2436, 2439, 2491, and 2493; plus, storage of logs and wood products produced on site, wholesaling and packaging of products produced on site, helipad, accessory structures customarily incidental to the above uses, and generation or cogeneration of energy with forest product residues used in the permitted processes on site. This zoning is intended to recognize an existing legally established use. The underlying King County Comprehensive Plan designation of this site remains Forest Production District.



EN-P1. Weyerhaeuser Mill
Enumclaw Community Planning Area

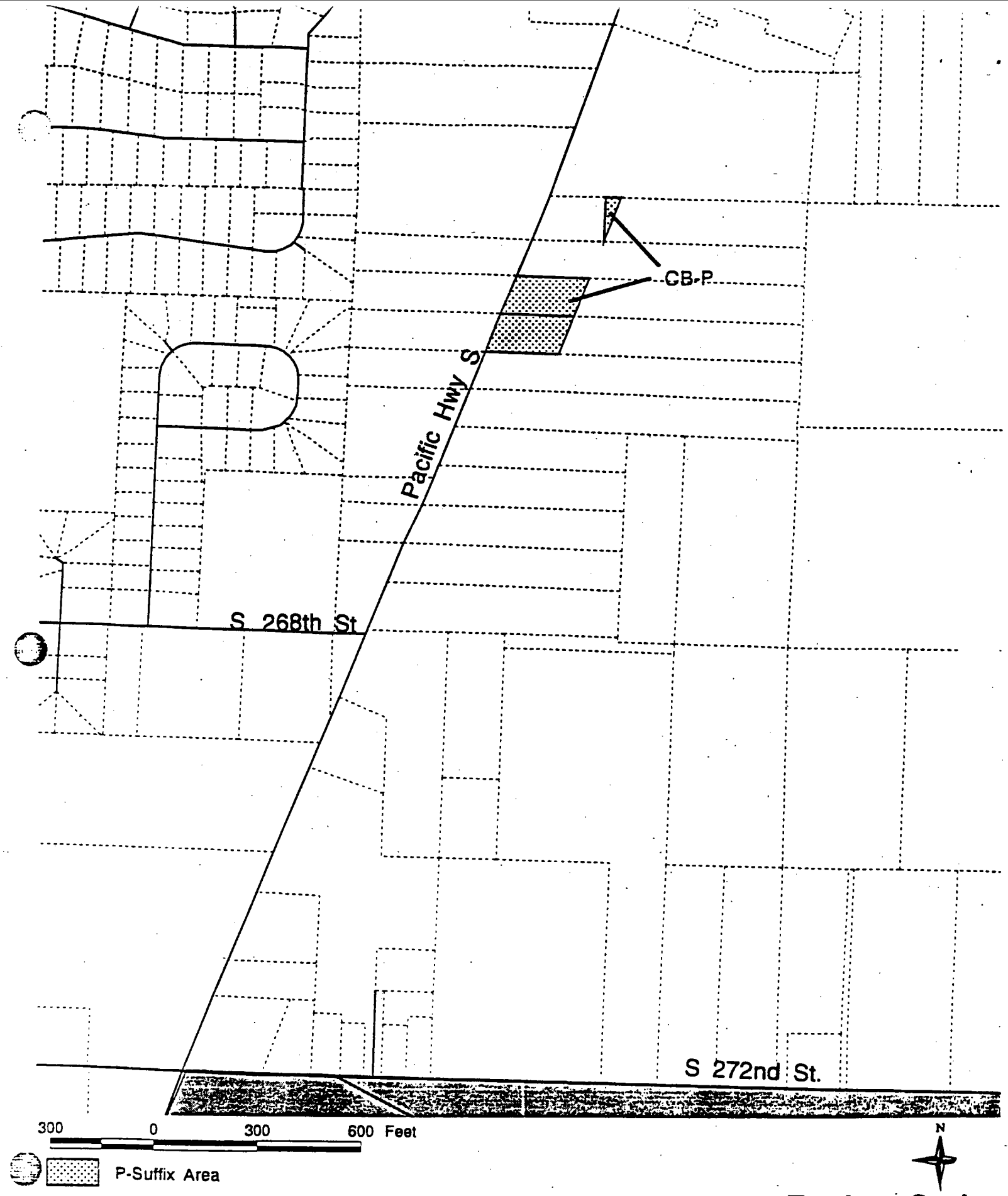
Zoning Code Conversion Phase Two

Federal Way Planning Area
Development Conditions

FW-P5. **W 28-22-4: CB-P** (Source: Federal Way Community Plan and Area Zoning, pp. 36-40)

To encourage smooth traffic flow and pedestrian access, the following development condition is also established:

- There are two properties affected by this reclassification. They must be shared in access point onto Highway 99.

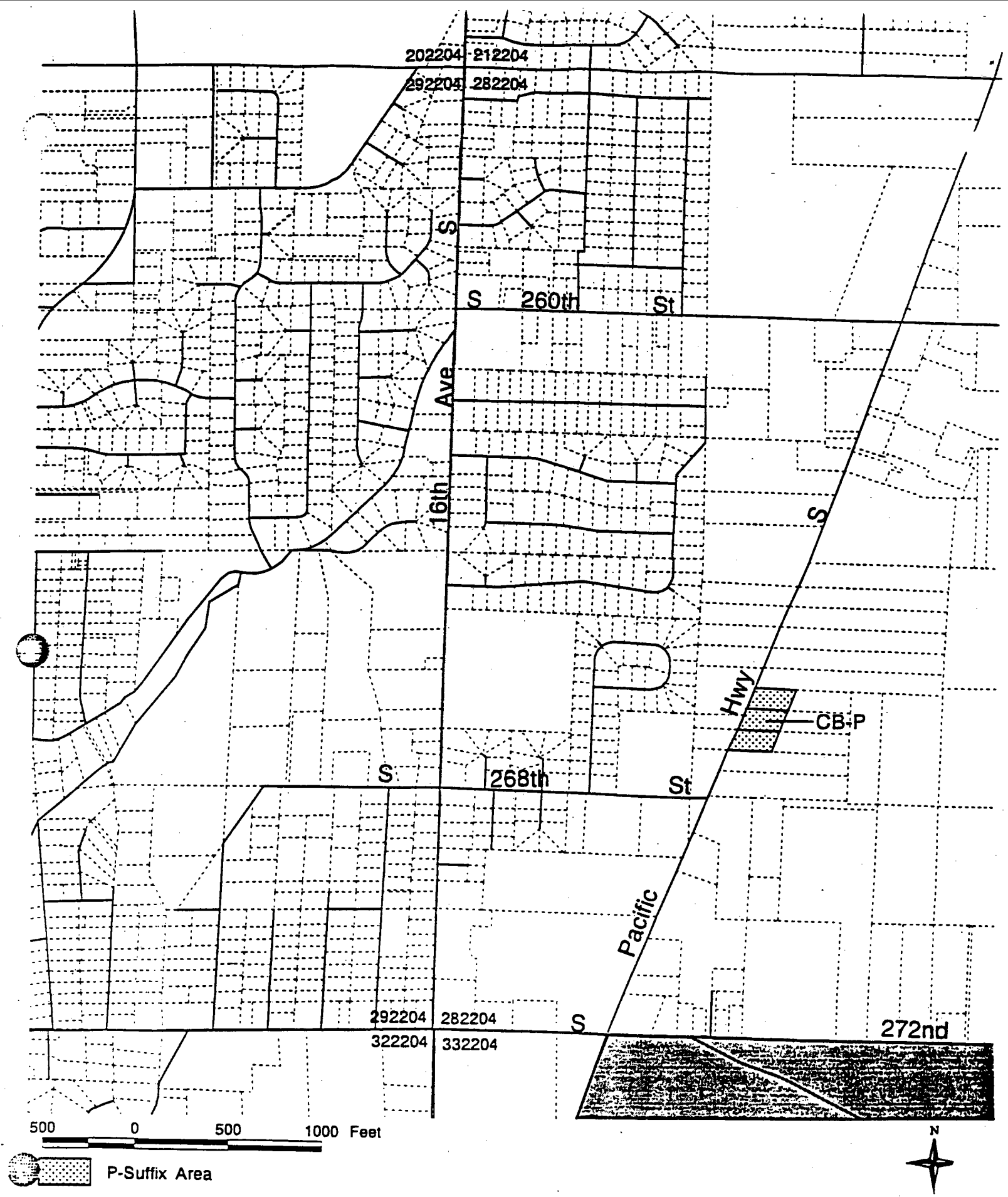


FW-P5. W28-22-4: CB-P
Federal Way Community Planning Area

Zoning Code Conversion Phase Two

FW-P6. **W 28-22-4: CB-P** (Source: Federal Way Community Plan and Area Zoning, pp. 36-40)

1. There are three properties affected by this reclassification. Design of these sites shall allow access to be shared with abutting properties.



FW-P6. W28-22-4: CB-P
Federal Way Community Planning Area

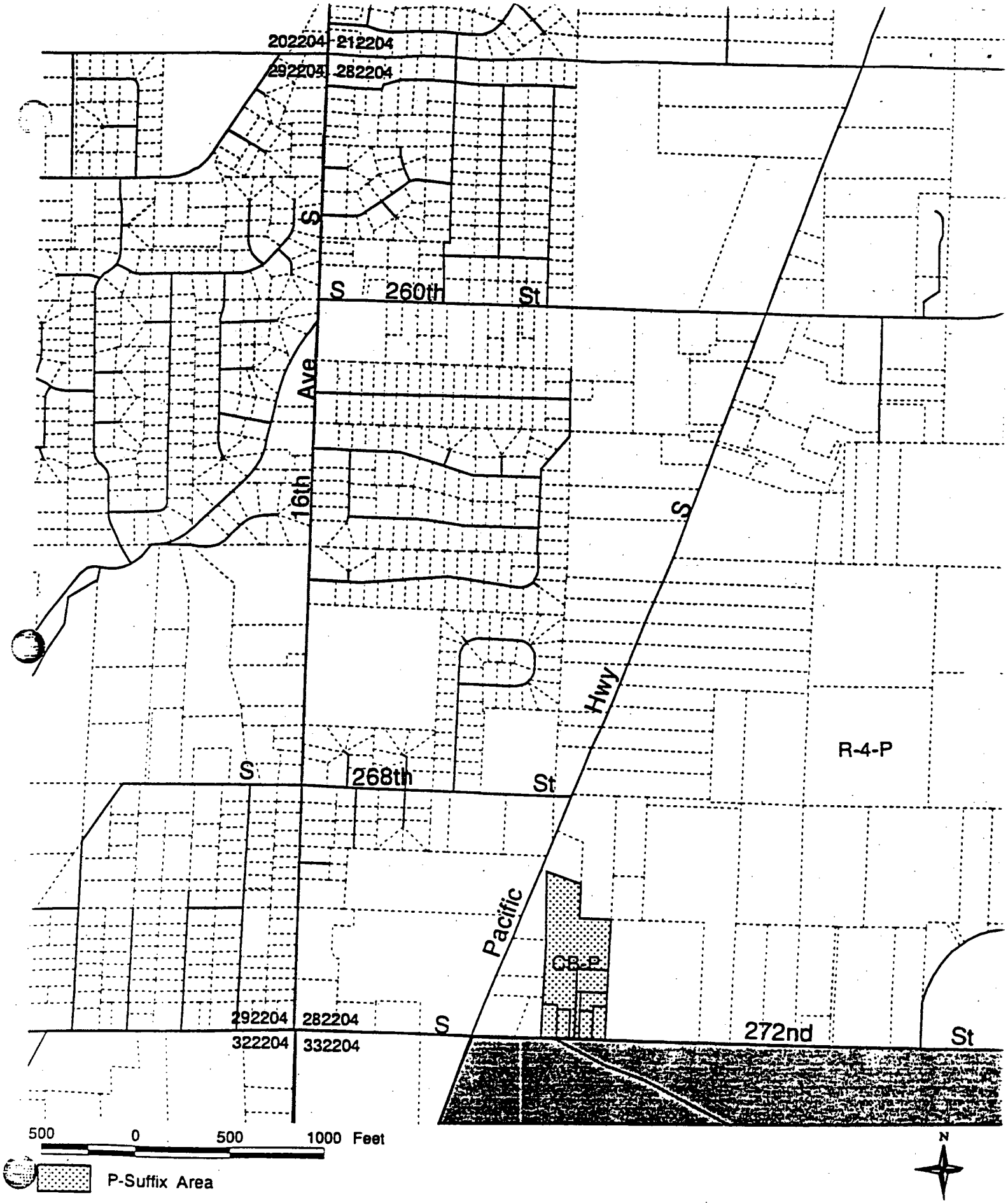
Zoning Code Conversion Phase Two

FW-P7. W 28-22-4: CB-P (Source: Federal Way Community Plan and Area Zoning, pp. 36-40)

1. This portion of S 272nd Street is a major arterial. Dedicate additional right-of-way sufficient to provide fifty feet from its centerline.

2. This project shall be evaluated for consistency with King County's Road Adequacy Standards. Specifically examine traffic impact on the following: S 272nd Street and the intersection of Star Lake Road and S 272nd Street.

3. There are nine properties affected by this reclassification. Provide a pipestem access to serve properties in the northern part of this parcel that have no frontage on S 272nd Street or Highway 99.

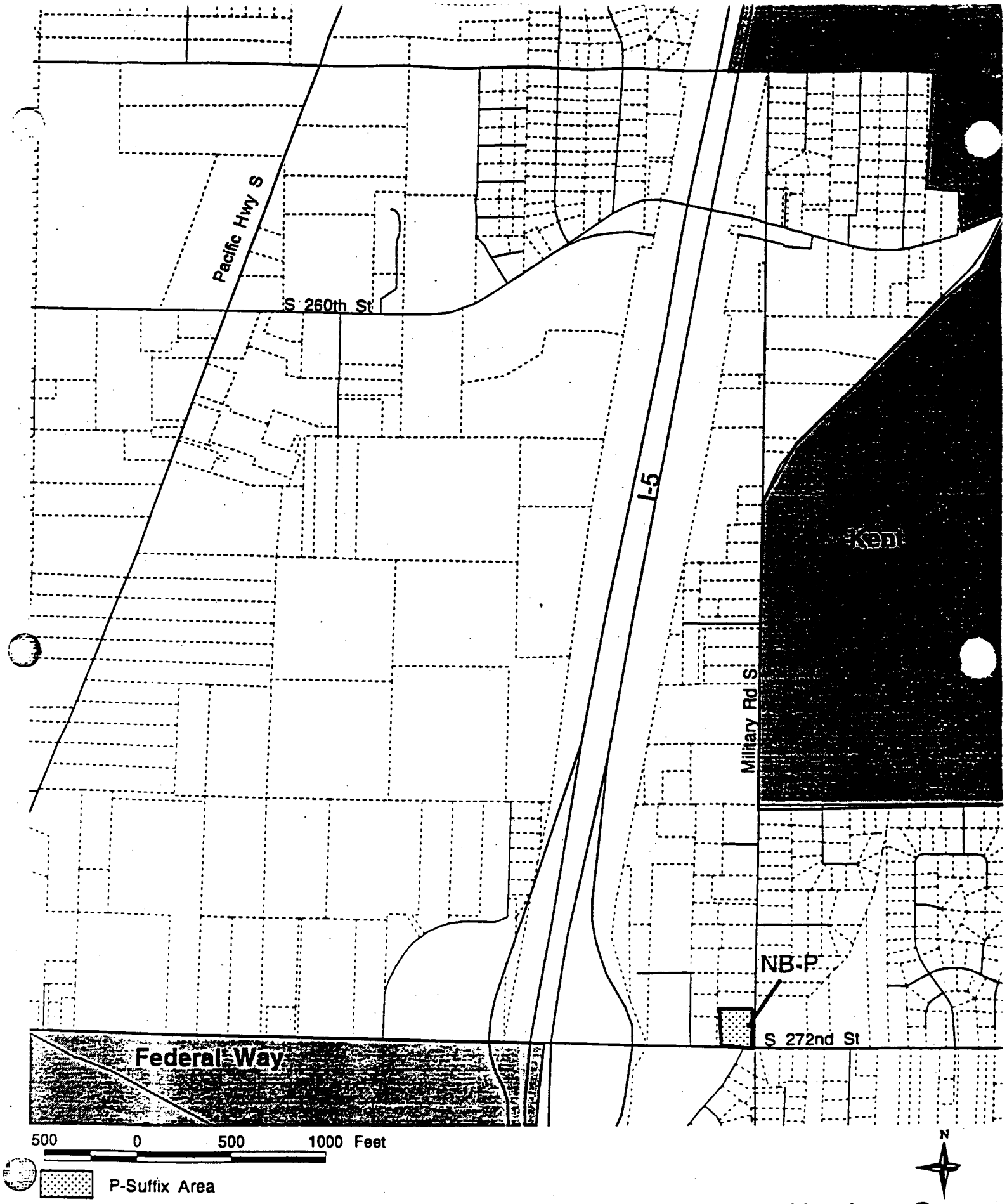


FW-P7. W28-22-4: CB-P
Federal Way Community Planning Area

Zoning Code Conversion Phase Two

FW-P11. E 28-22-4 (Source: Federal Way Community Plan and Area Zoning, p. 42)

1. NB-P
South 272nd Street is a major arterial. Dedicate additional right-of-way sufficient to provide fifty feet from its centerline. For Military Road S, a secondary arterial, dedicate additional right-of-way to provide forty-two feet from its centerline.



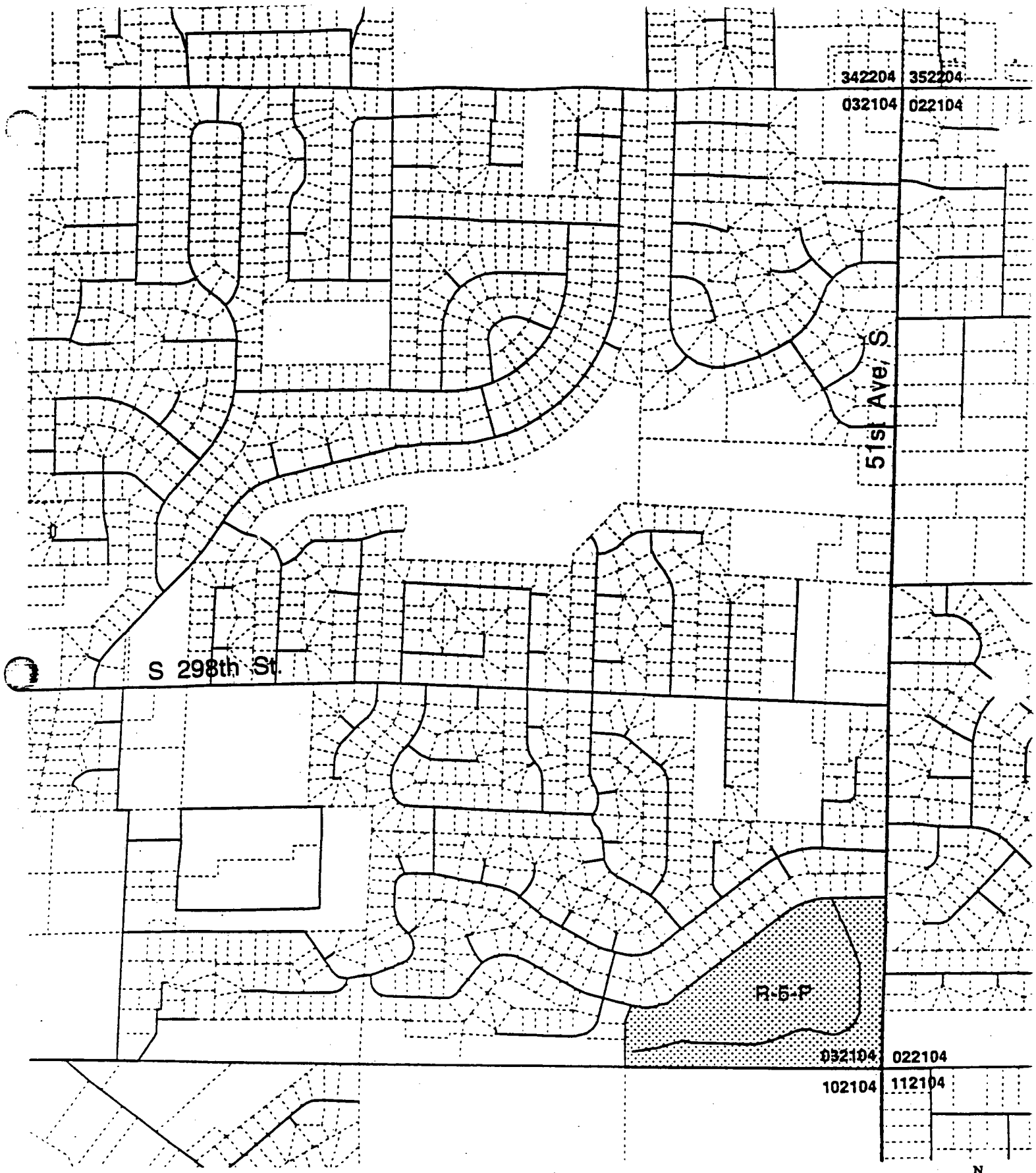
Zoning Code Conversion Phase Two

FW-P11. E 28-22-4: NB-P
Federal Way Community Planning Area

FW-P12. E 3-21-4: R-6-P (Source: Federal Way Revised Community Plan Area Zoning - May 1980, p. 18)

The following P-suffix site development condition applies:

A. Development of this site shall be through a Urban Planned Development and shall not exceed 90 dwelling units.



0 800 1600 Feet

P-Suffix Area

N

Zoning Code Conversion Phase Two

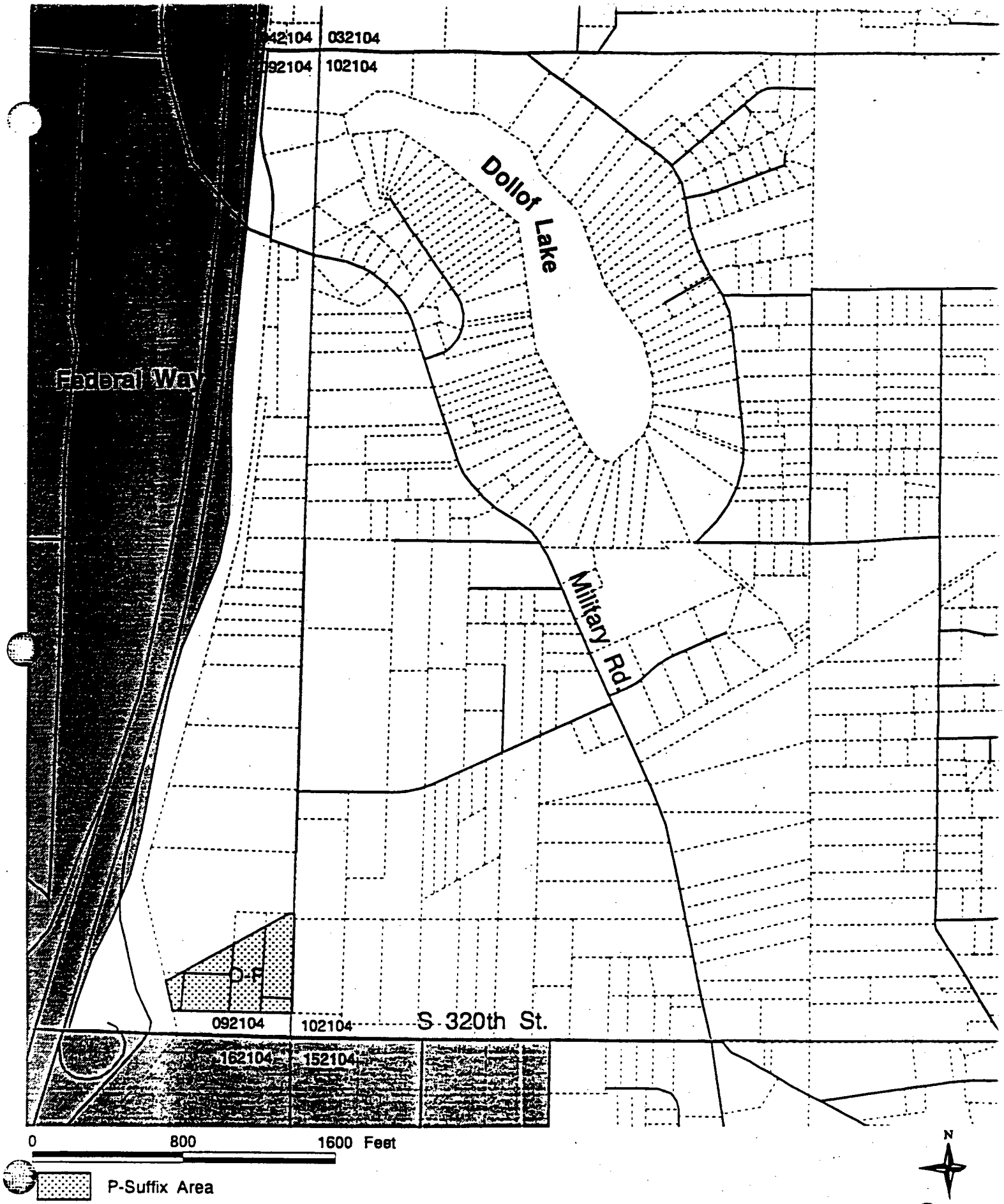
FW-P12. E 3-21-4: R-6-P
Federal Way Community Planning Area

FW-P13. E 9-21-4: O-P (Source: Federal Way Community Plan and Area Zoning, p. 116)

1. 32nd Ave, S is a local access street. Subject to review and approval by the King County Department of Public Works, dedicate additional right-of-way sufficient to provide twenty-four feet from the centerline of 32nd Ave. S.

2. Construct a half street along 32nd Ave. S to King County Road Standards.

3. Limit auto access to one location on S 320th Street. Conduct a traffic study to determine access location and traffic signal requirements.



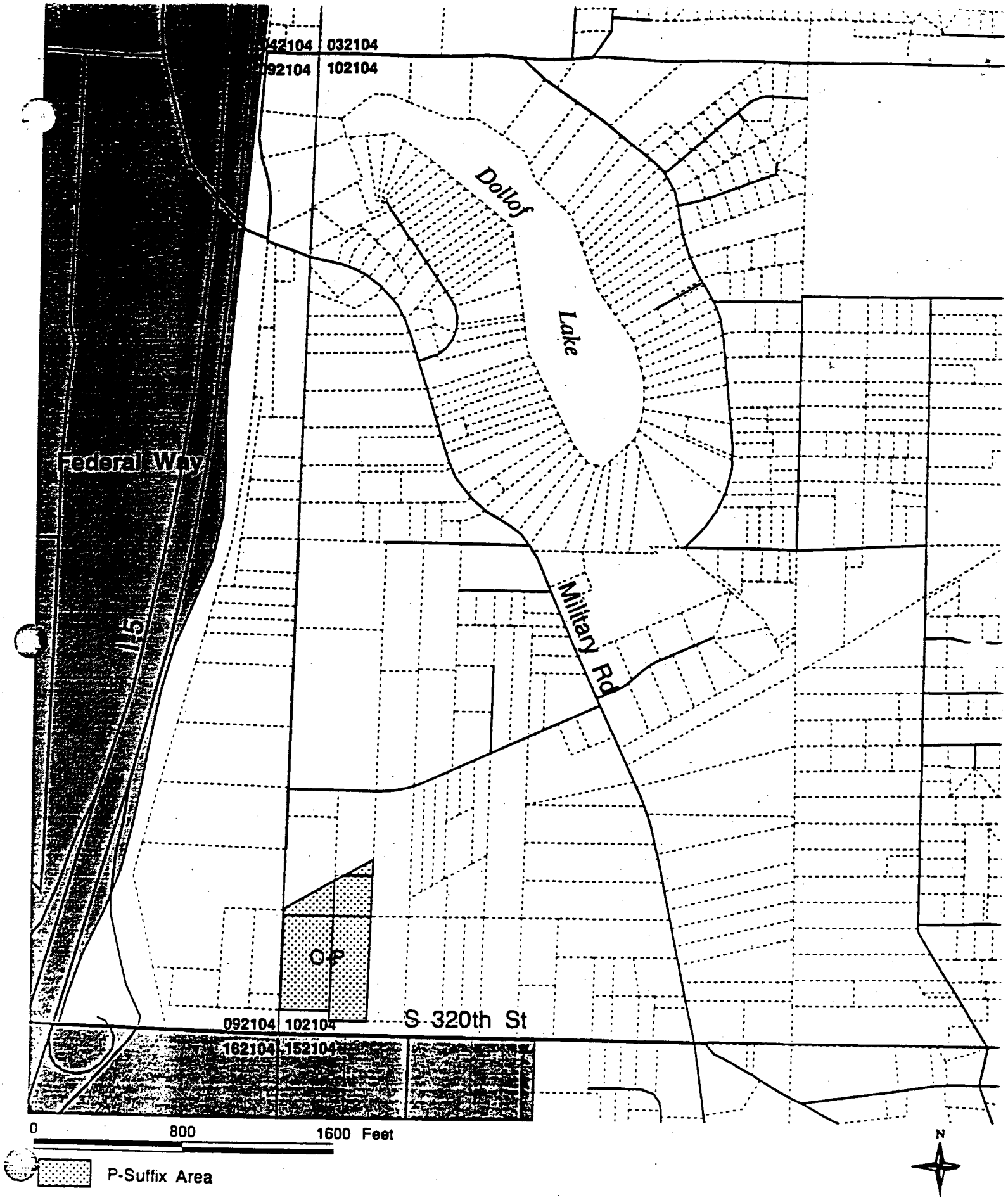
FW-P13. E 9-21-4: O-P
Federal Way Community Planning Area

Zoning Code Conversion Phase Two

FW-P14. W 10-21-4: O-P (Source: Federal Way Community Plan and Area Zoning, p. 118)

1. Construct a half street along 32nd Ave. S to King County road standards.

2. Limit auto access to one location on S 320th Street. Conduct a traffic study to determine access location and traffic signal requirements.

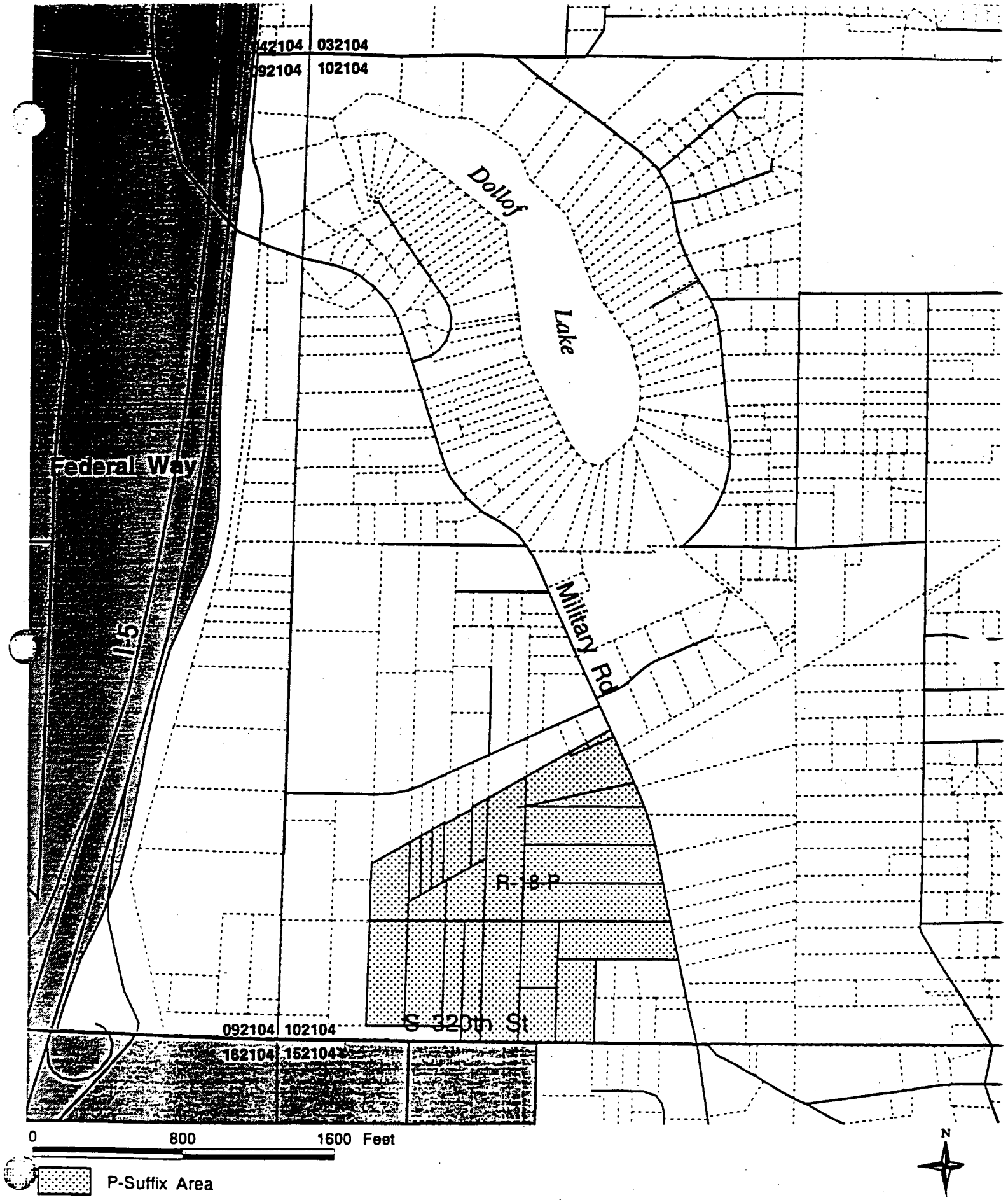


FW-P14. W 10-21-4: O-P
Federal Way Community Planning Area

Zoning Code Conversion Phase Two

FW-P15. W 10-21-4: R-18-P (Source: Federal Way Community Plan and Area Zoning, p. 118)

1. An internal circulation plan shall be approved by the King County Department of Public Works. This plan shall include consolidated access onto S 320th Street and Military Road S. Access on S 320th Street shall be limited to 32nd Ave. S and opposite 32nd Drive S.

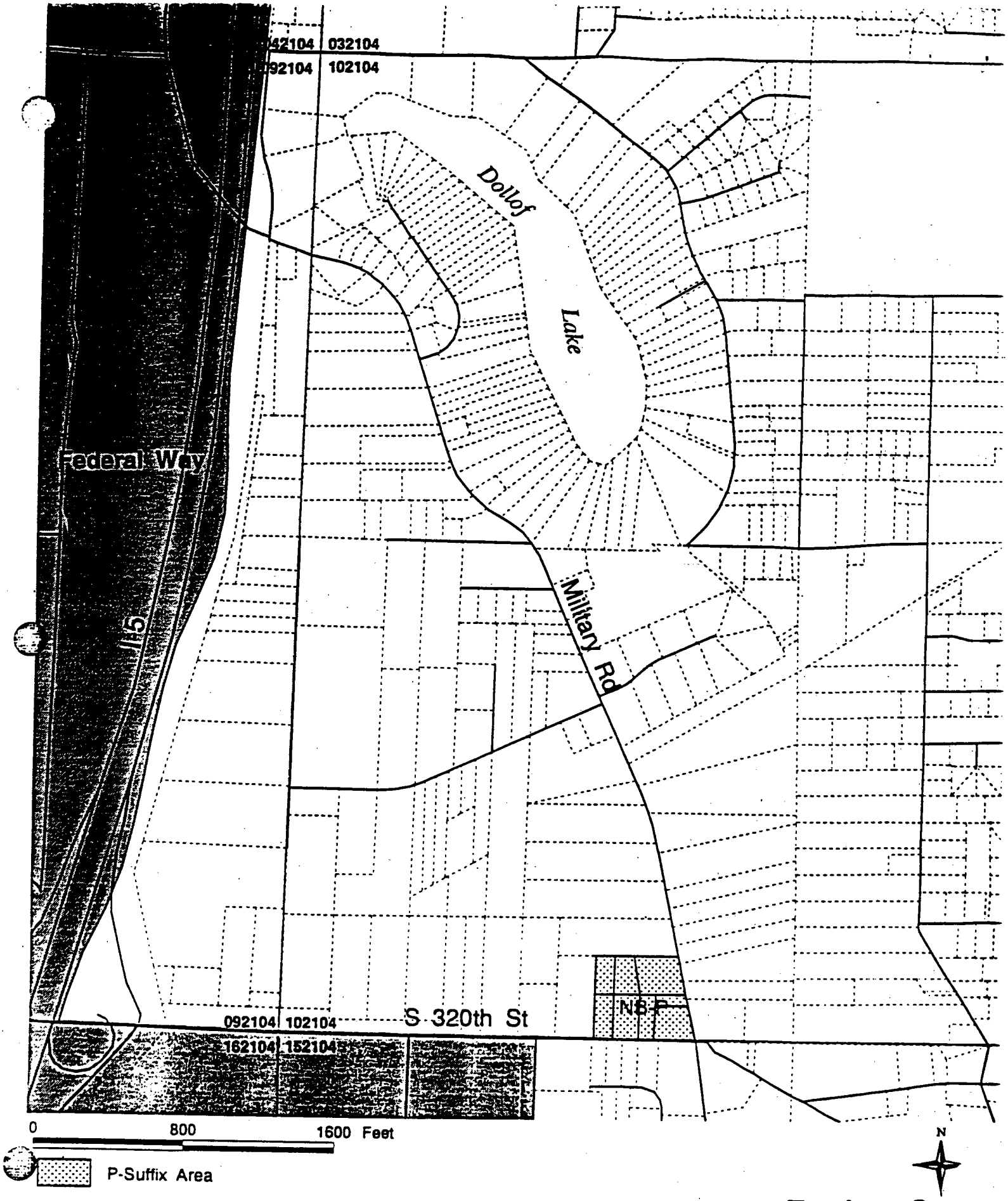


FW-P15. W 10-21-4: R-18-P
Federal Way Community Planning Area

Zoning Code Conversion Phase Two

FW-P16. W 10-21-4: NB-P (Source: Federal Way Community Plan and Area Zoning, p. 118)

1.. There are five properties affected by this change. These sites shall consolidate access onto S 320th Street and Military Road S.



FW-P16. W 10-21-4: NB-P
Federal Way Community Planning Area

Zoning Code Conversion Phase Two

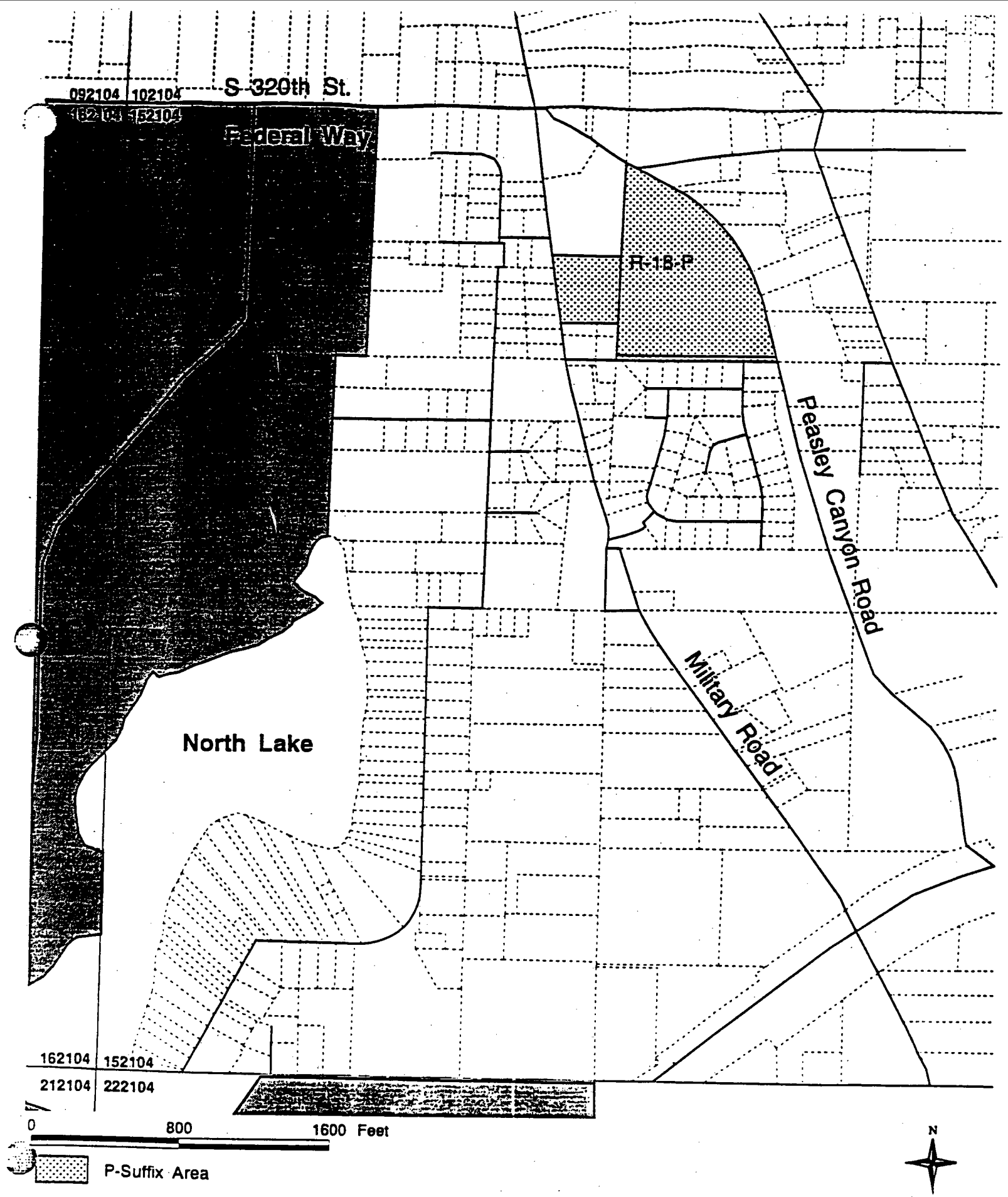
FW-P17. W 15-21-4: R-18-P (Source: Federal Way Community Plan and Area Zoning, p. 150)

1. Military Road S and S Peasley Canyon Road are both major arterials. Dedicate sufficient right-of way to provide fifty feet from the center line of those streets.

2. At the time of rezone approval, the following development conditions shall be established:

   a. No auto access to Peasley Canyon Road S.

   b. A left turn lane on Military Road S is required.



FW-P17. W15-21-4: R-18-P
Federal Way Community Planning Area

Zoning Code Conversion Phase Two

FW-P18. W 28-21-4 R-4-P (Source: Federal Way Community Plan and Area Zoning, p. 194)

At the time of rezone approval, the following development conditions shall be established:

1. The four following office park development conditions shall direct all development of this site..

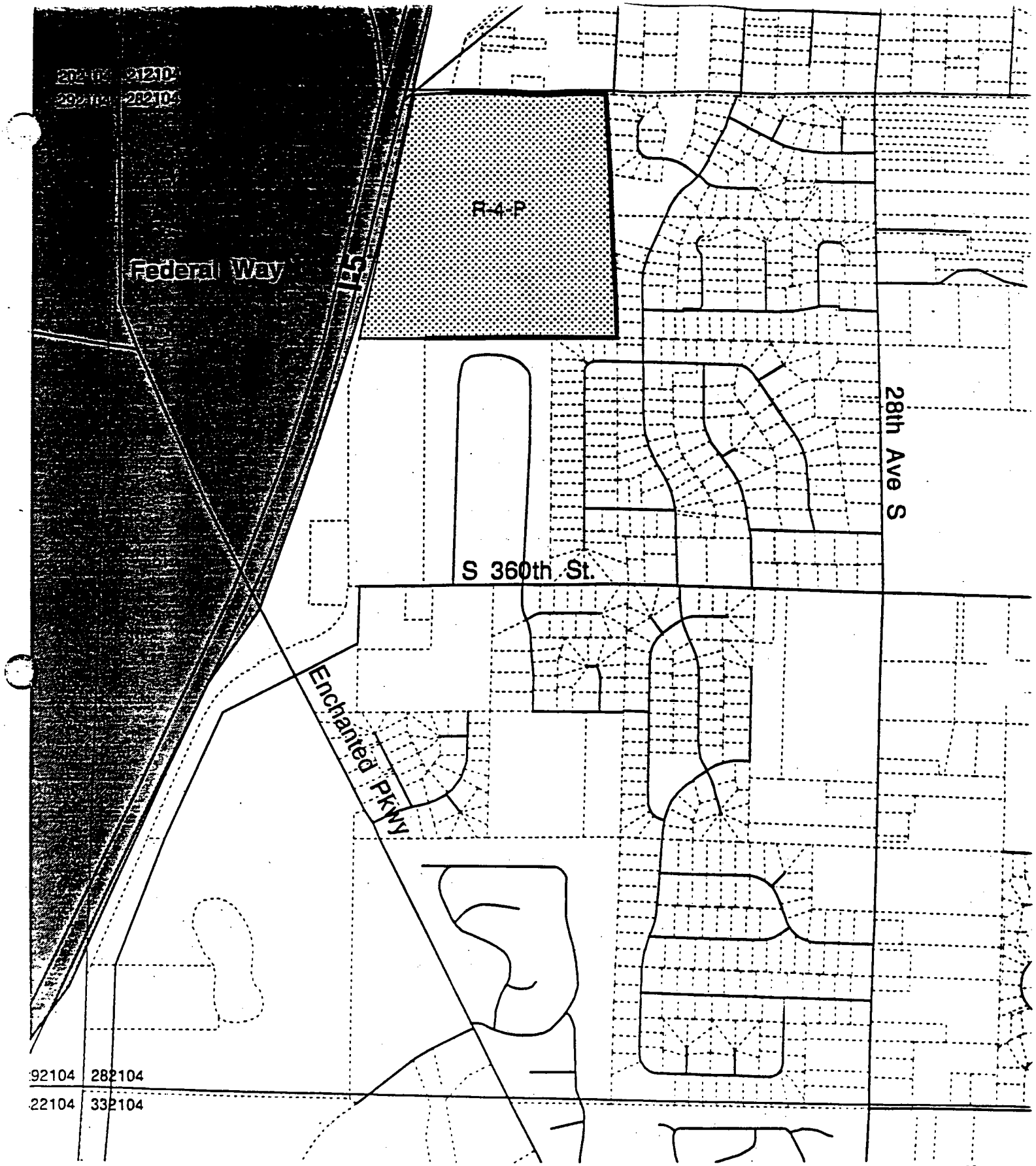
   a. Whenever two or more individuals combine their properties in one office park development, one spokesperson shall be selected to represent the owners and successors during the process of obtaining King County's approval for the site's development or while developing the property after any approval.

   b. Only the following uses shall be allowed in office park developments:
      - Business and professional offices;
      - Corporate headquarters and research facilities;
      - Public office buildings, art galleries, museums and libraries;
      - Assembling of articles allowed only from previously prepared materials such as bone, canvas, cellophane, cork, fiber, felt, fur, feathers, glass, leather, microchips, paper, metal, stone, wood, yarn, plastics and shell;
      - Retailing associated with the assembly activities, limited to "show rooms" displaying products made on site. The show room must be attached to the assembly plant;
      - Short-term storage of materials about to be assembled and of assembled articles;
      - Retail sales and consumer services establishments catering to employees of office park development, To insure retail uses are incidental to the development, the following are established:
        1. there shall be no entrances directly from the street or parking lot to such establishments, and
        2. no sign from such establishment shall be visible from the outside of any building:

   c. The total permitted lot coverage in an office park development shall not exceed 60% for buildings and parking lots. The remaining portion of the site shall be devoted to open space, landscaping and pedestrian-oriented uses. (Where possible incorporate existing vegetation into the landscaping plan.)

   d. Only the types of business signs allowed in a NB zone are allowed in office park developments.

2. Site access should be from 28th Ave. S.



0 800 1600 Feet

P-Suffix Area

N

Zoning Code Conversion Phase Two

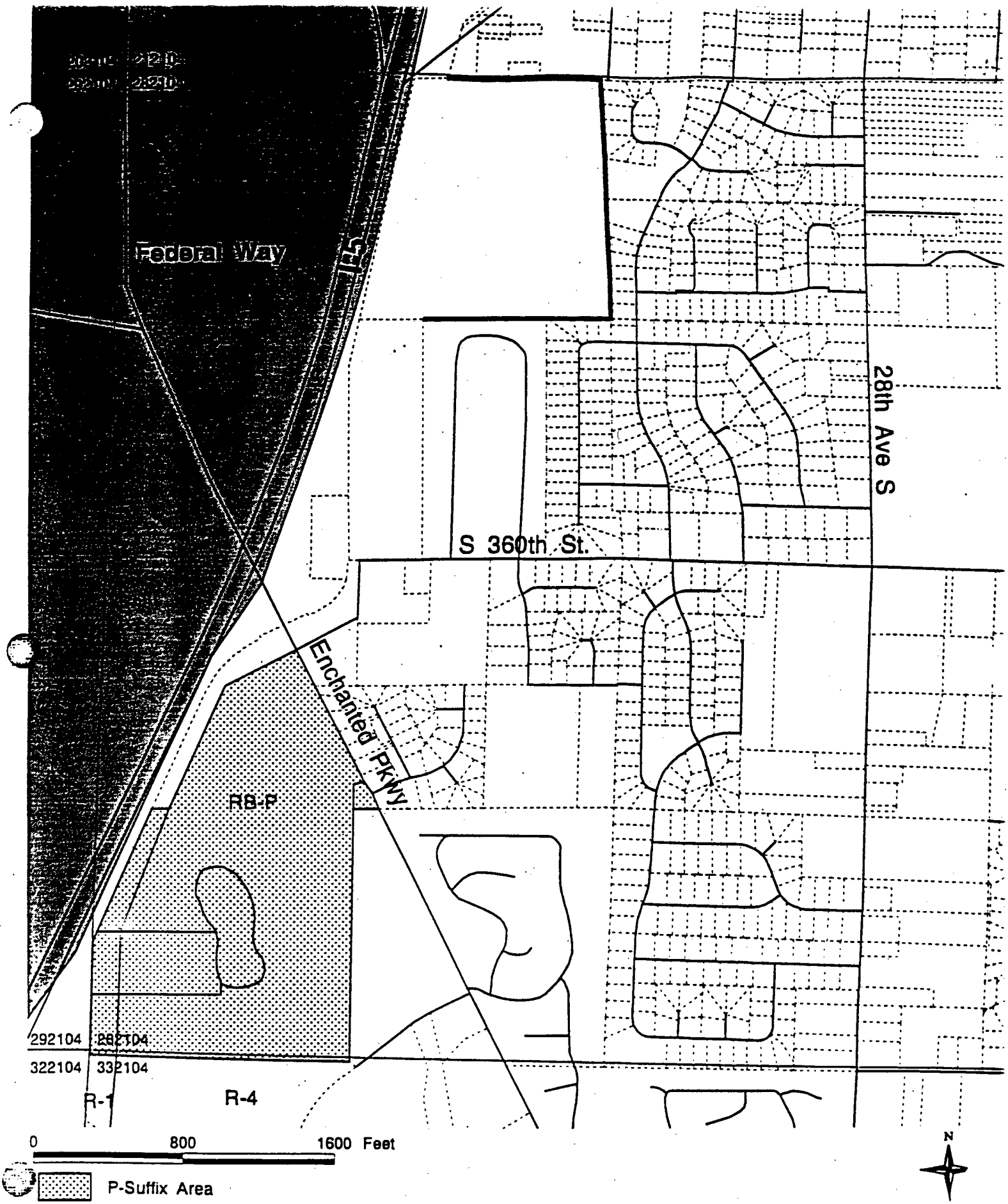
FW-P18. W28-21-4: R-4-P
Federal Way Community Planning Area

FW-P19. W 28-21-4 RB-P (Source: Federal Way Community Plan and Area Zoning, p.194)

These reclassifications recognize an existing recreation park development. The following development conditions shall be met in the event of redevelopment:

1. Contribute to correcting sight distance problems at the intersection of Highway 161 and Milton Rd.

2. Only those uses consistent with the established recreation theme park are allowed.



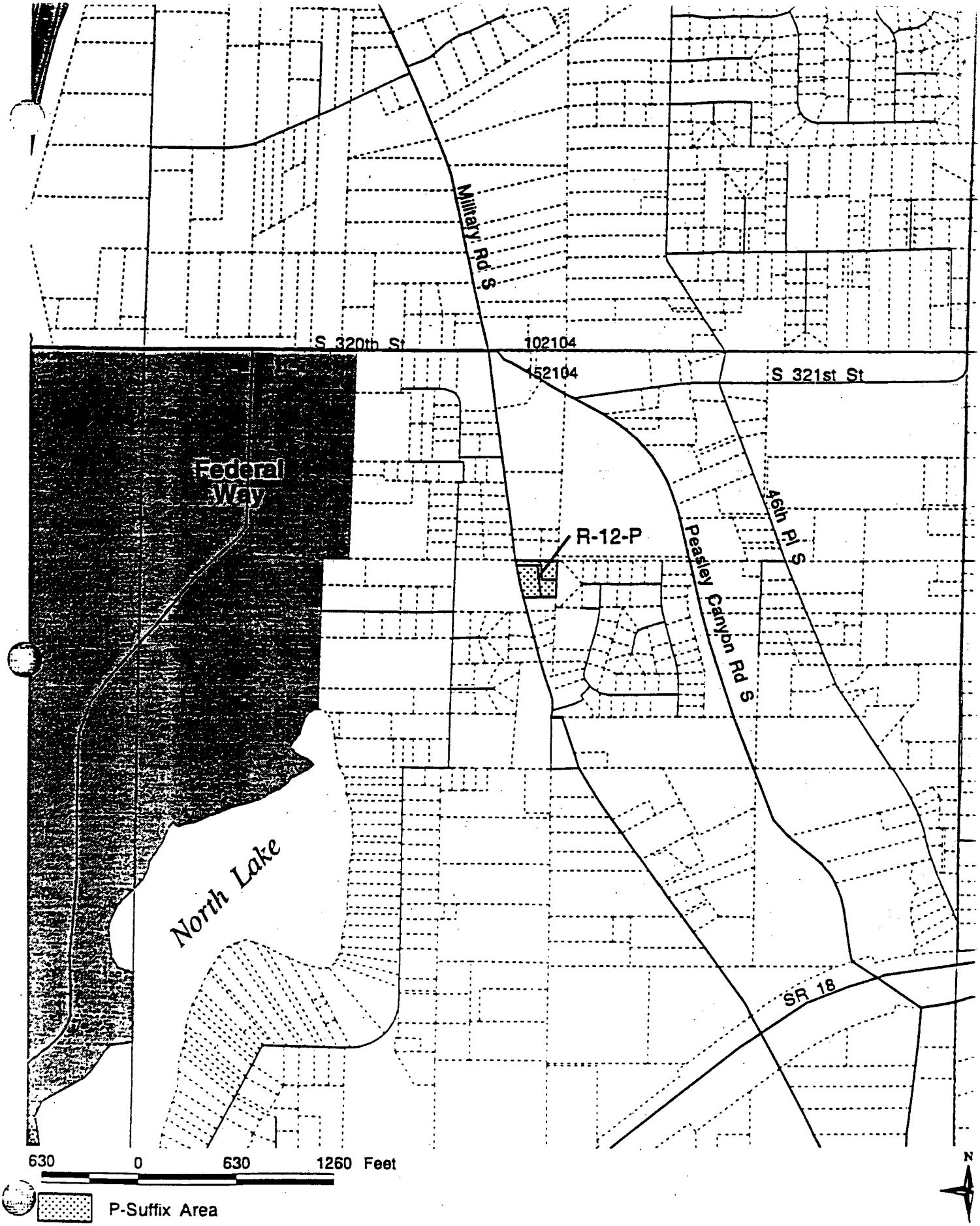
FW-P19. W28-21-4: RB-P
Federal Way Community Planning Area

Zoning Code Conversion Phase Two

12824

FW-P21. 264-75R (Ordinance 3953)

1. There shall be no more than one access point between the site and Military Road and the sight-distance at that point shall be a minimum of 300 feet.



FW-P21. 264-75R (Ordinance 3953)
Federal Way Community Planning Area

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FW-P22. 263-79R (Ordinance 4812)

1. No vehicular access to the business commercial center to the North of Subject property. A pedestrian walkway is permissible provided it is not designed in a manner which would lend itself readily to conversion to vehicular access.

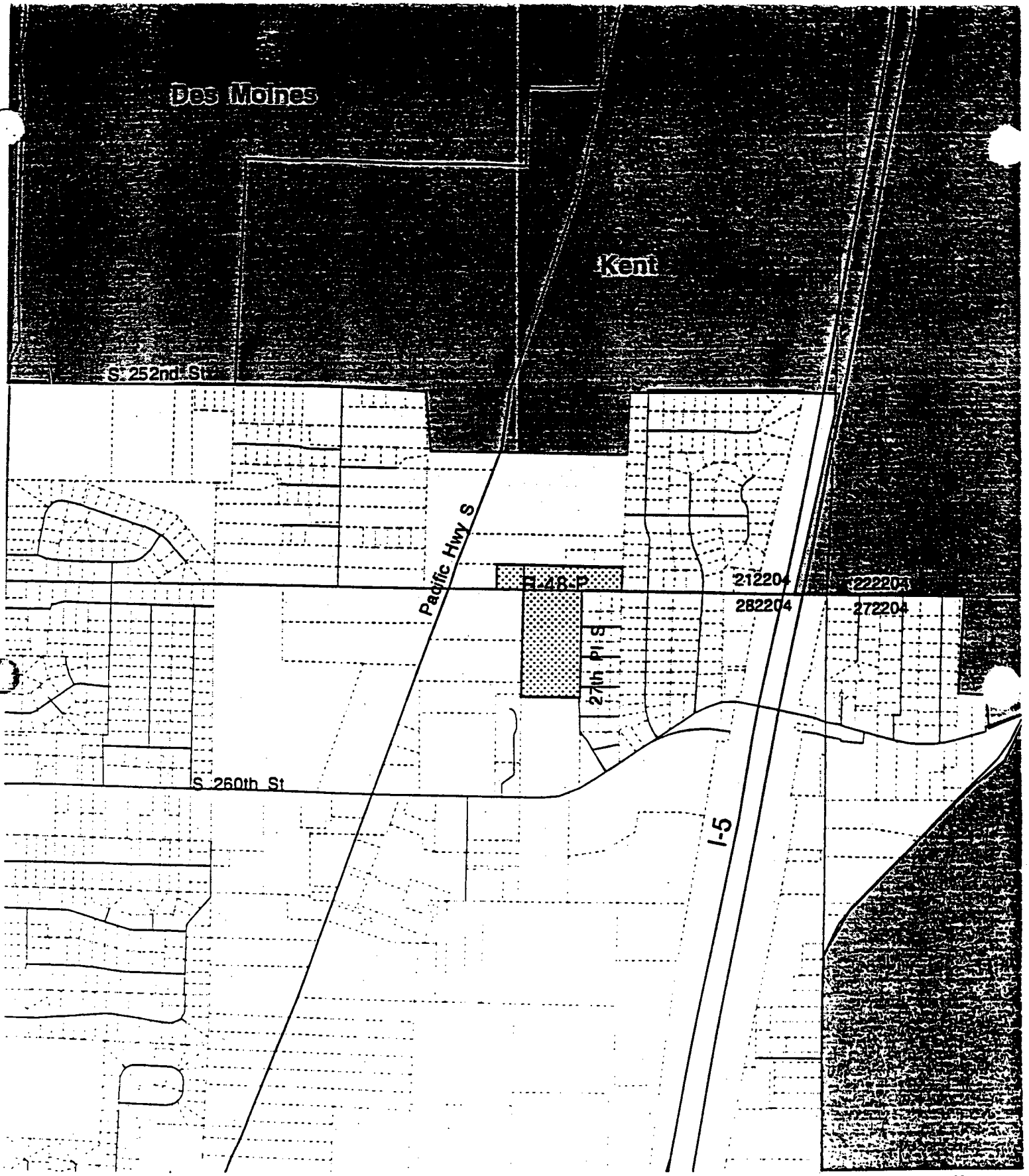
2. No structure shall be placed within 25 feet of the North property line of Parcel No. 2 (the North parcel)

3. A landscaping screen and buffer shall be provided along the entire length of the North property line of parcel 2 to a depth of no less than 15 foot. Staggered tree plantings shall be provided within the required buffer area at no greater than ten feet on center and less than six feet at time of planting. Additional supplemental plantings of shrubbing and grasses shall be required within the total plan. A berm or view obscuring fence of no less than six feet from existing grade shall be integrated into the landscape plan along the North property line. Other landscaping shall be provided along the exterior property lines and within parking areas. The applicant shall identify within the required site plan all trees with a DbH of 12 inches or more and shall attempt to integrate said trees within the development plan. A landscaping bond shall be provided to insure the installation and survival of said plantings. The bond shall be equal to at least one half of the estimated cost of constructing the landscaping and shall name King County as an assignee. The bond will be said to have been satisfied if after one year from final installation said landscaping appears to be firmly established throughout the site.

4. No grading fill or removal of trees shall be performed on the subject property until such time as site plan approval from the Building and Land Development Division has been obtained.

5. The applicant shall locate the majority of the required parking for Parcel 2 adjacent to its north property line.

6. The use of the subject property shall be limited to residential uses only and shall contain no more than 36 dwellings units per acre.



FW-P22. 263-79R (Ordinance 4812)
Federal Way Community Planning Area

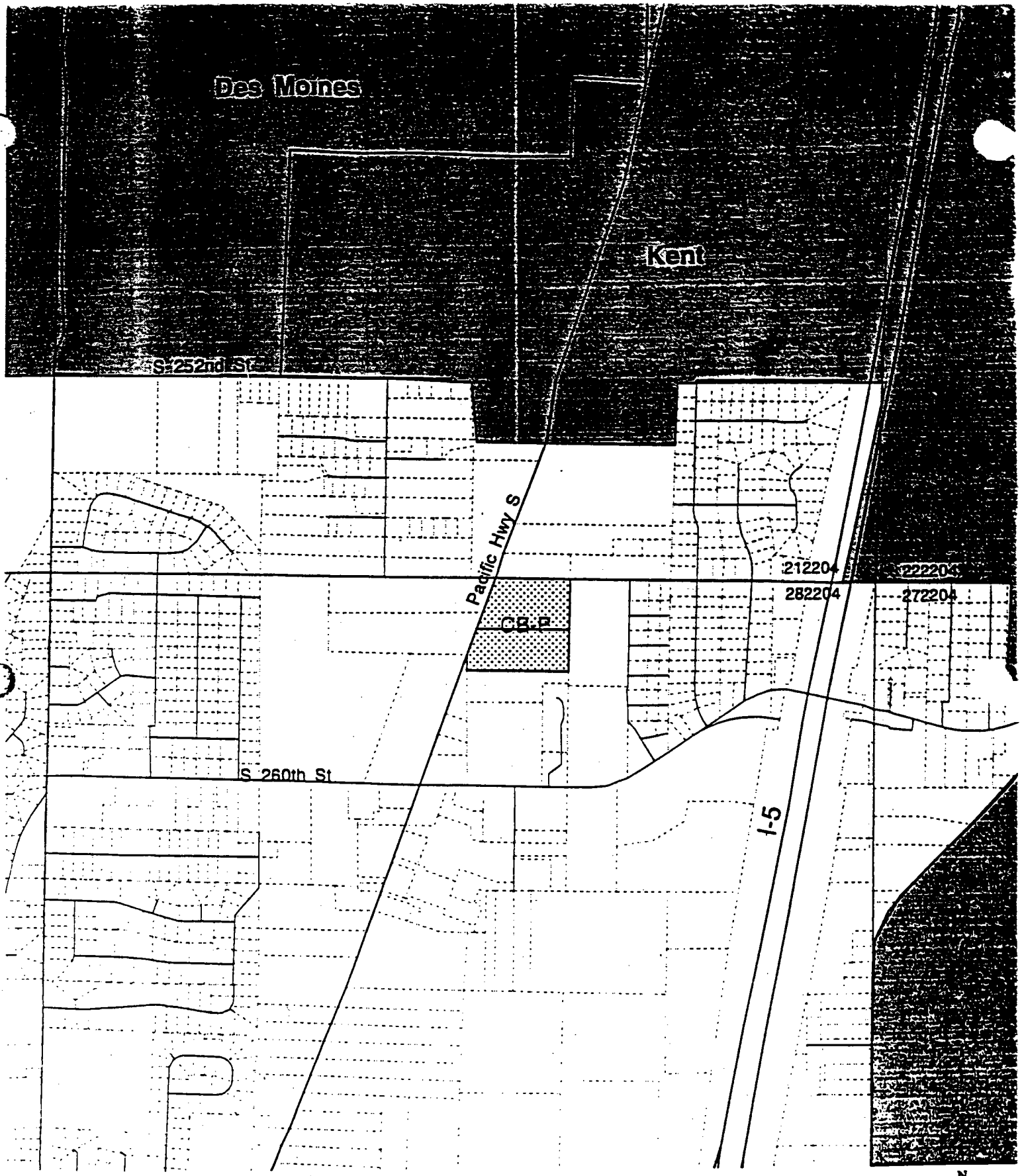
Zoning Code Conversion Phase Two

FW-P23. 208-80R (Ordinance 4867)

1. Tax Lot No. 88 (Exhibit No. 7) shall be limited to mini-warehouse use.

2. The access points for Tax Lot nos. 50 and 88 shall be combined at the common property line. No other access shall be permitted unless required by the King County Division of Traffic and Planning or the Washington State Department of Transportation.

3. No building or structure to be located closer than 30 feet to the east property line.



630 0 630 1260 Feet

P-Suffix Area

N

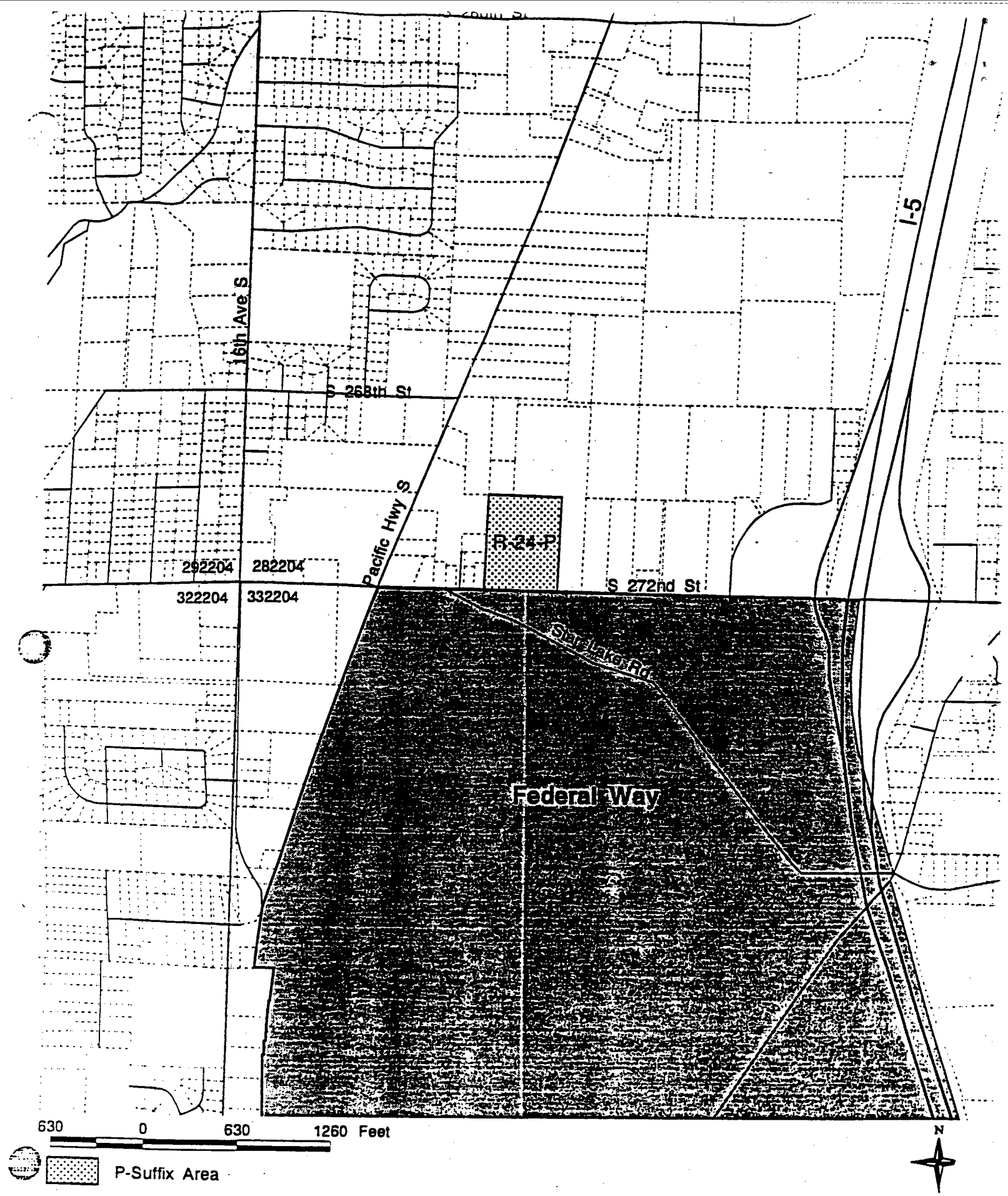
Zoning Code Conversion Phase Two

FW-P23. 208-80R (Ordinance 4867)
Federal Way Community Planning Area

FW-P25. 257-80R (Ordinance 5144)

1. All buildings shall be set back 25 feet from the north property line in addition to the 20 feet of required landscaping in order to insure adequate buffering for the single family residential area to the north.

2. Maximum density shall be 160 units, as suggested by the applicant in the documents entitled "Potential Conditions for Approval of the Stokes Rezone" submitted by R.W. Thorpe.



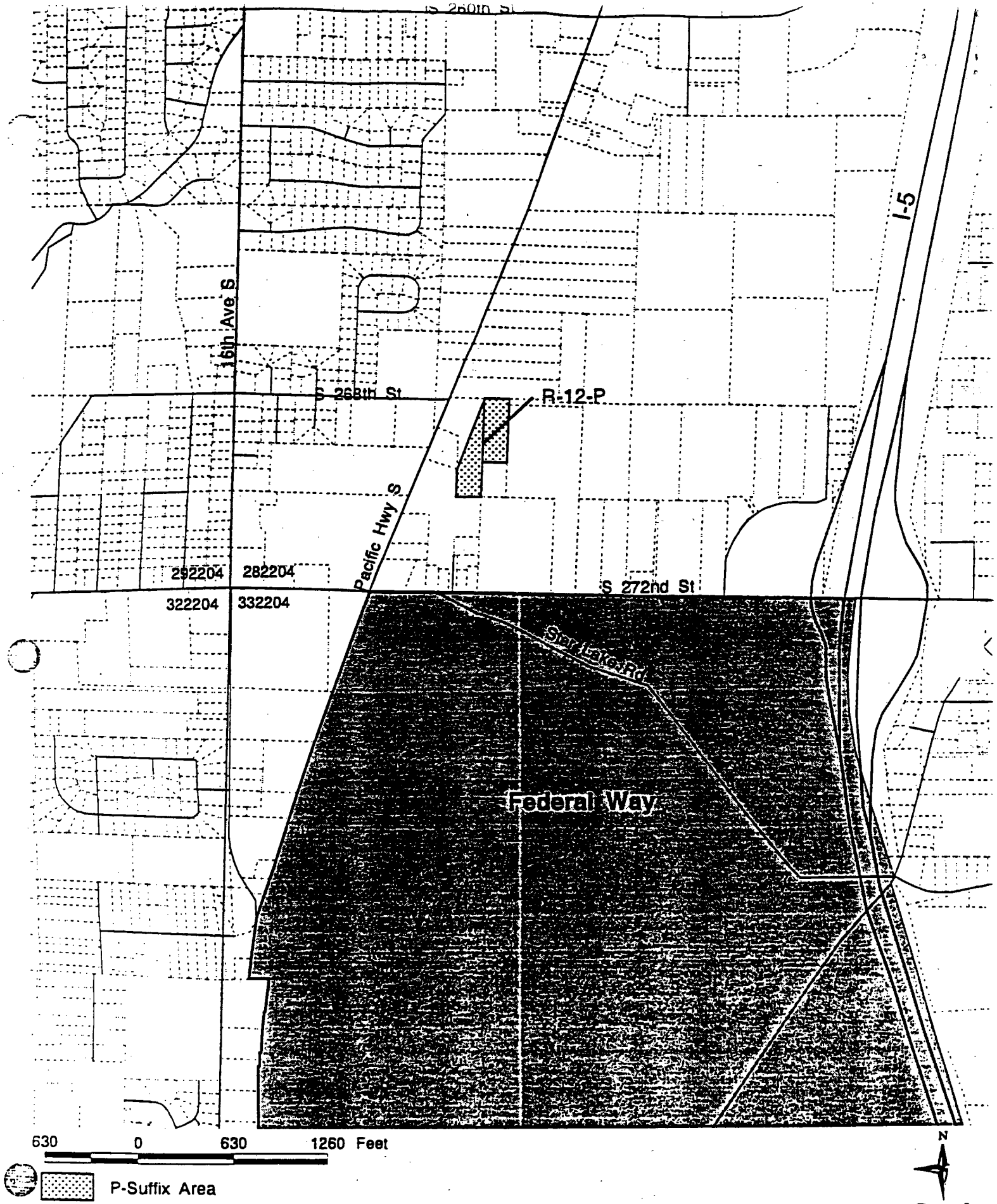
FW-P25. 257-80R (Ordinance 5144)
Federal Way Community Planning Area

Zoning Code Conversion Phase Two

FW-P26. 223-82R (Ordinance 6151)

12824

1. The subject property shall have a density maximum of nine units per acre.



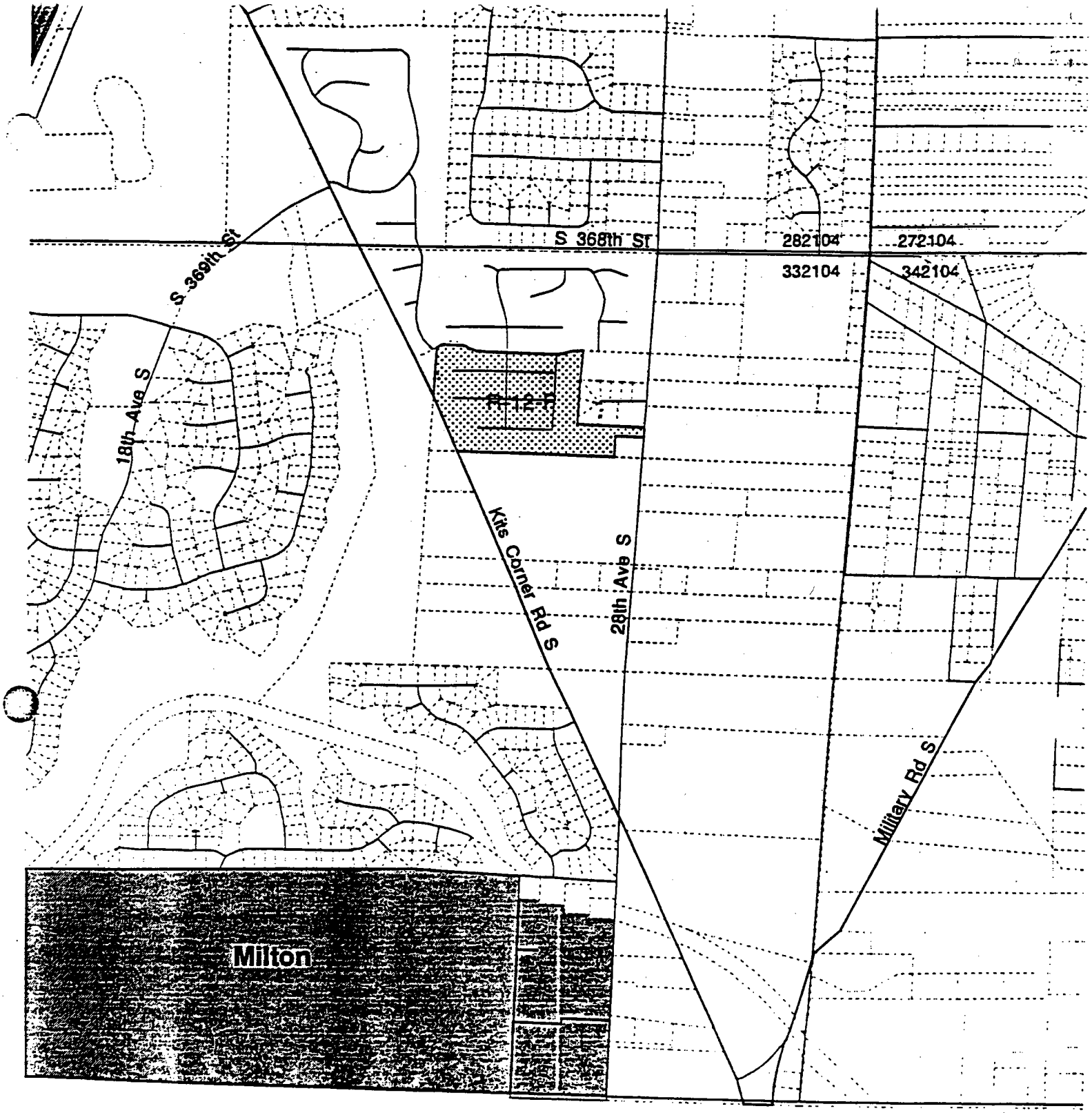
FW-P26. 223-82R (Ordinance 6151)
Federal Way Community Planning Area

Zoning Code Conversion Phase Two

FW-P27. 209-86R (Ordinance 7653)

1. No access onto Kit Road South (SR 161) shall be allowed unless specifically approved by the Washington State Department of Transportation. At such time as the applicant submits a site plan for development of the property, said plans shall be reviewed by the Washington State Department of Transportation and the applicant shall be responsible for providing any additional traffic information, right-of-way, and/or slope easements or other improvements which may be required at the time of site development in keeping with Attachment E. (Attachment E: Letter from WSDOT, dated 3/19/86: 1. This rezone is to allow a mobile home park located on SR 161 at S. 370th St. The property spans between SR 161 and 28th Avenue South. SR 161 is a minor arterial on which the Washington State Department of Transportation plans to implement "Modified Access Control". Under this type of control no access from a parcel is allowed, if it can obtain access to another adjacent road. This property fits this case. This property has access to both S. 370th and 28th Avenue S. 2. Due to expected development in this area, the DOT's long range route continuity plan for SR 161 is a 5 lane highway with a two-left turn lane. 3. If this development requires access to SR 161, to mitigate their traffic impact, the developer should construct half of the ultimate five lane highway along their frontage per DOT standards. A road agreement with the DOT would be needed to do the construction work within State right of way. Any drainage improvements associated with the new access drive way would be the responsibility of the developer. Road agreements may be obtained from our District 1 Utilities Engineer, Mr. Paul Johnson, P.E., through the following address: DEPARTMENT OF TRANSPORTATION, ATTENTION: UTILITIES ENGINEER; 6431 CORSON AVENUE SOUTH #C81410; SEATTLE, WASHINGTON 98108. 4. If all 13.9 acres are being developed, there would be an impact on traffic at the intersections of SR 161 and S. 370th St., and SR 161 and 28th Avenue S. The developer would be required to investigate the necessity of possible intersection improvements as a condition of developing this property.)

2. The site shall be limited to 5.5 dwelling units per acre (76 units).



630 0 630 1260 Feet

P-Suffix Area

N

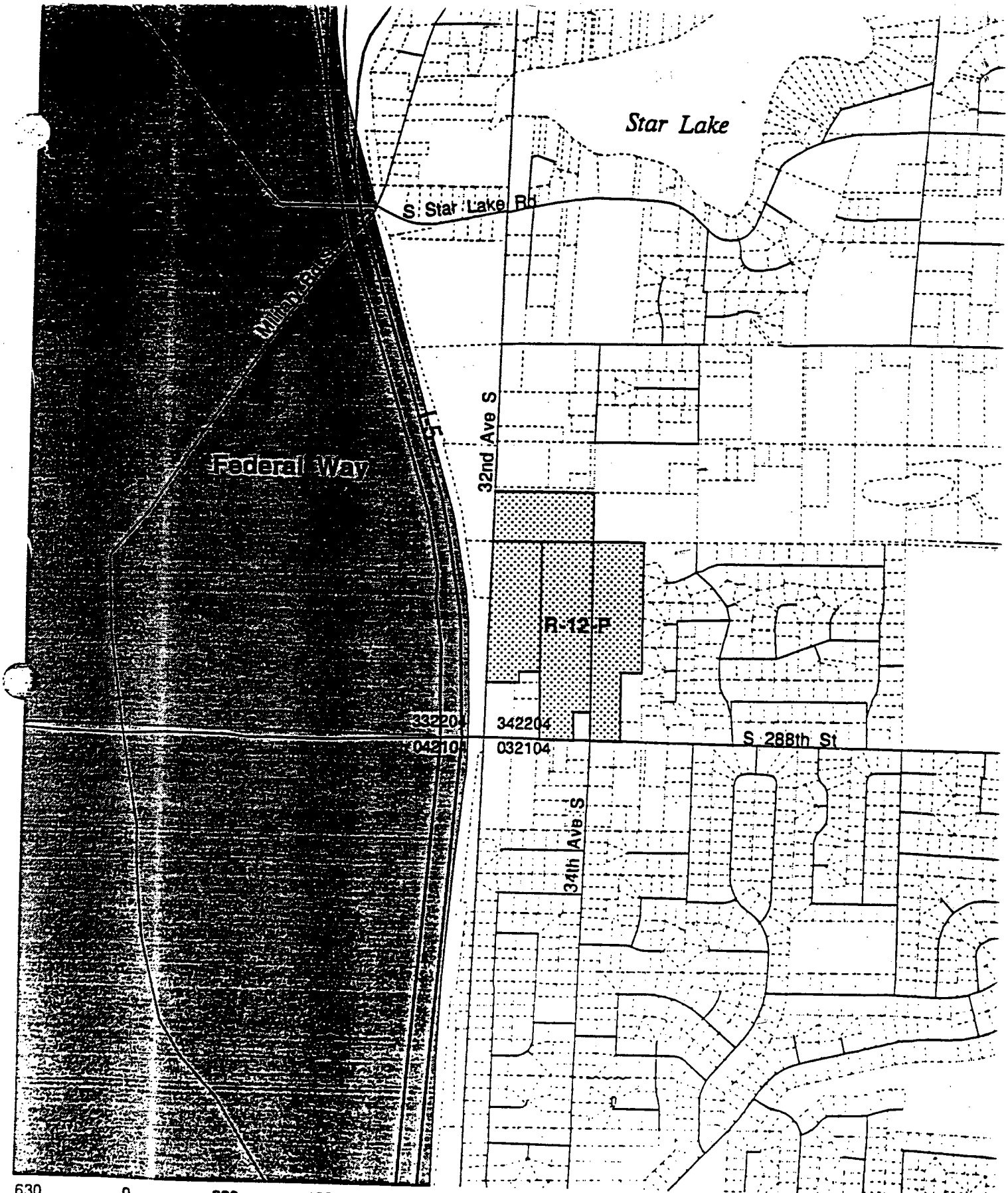
FW-P27. 209-86R (Ordinance 7653)
Federal Way Community Planning Area

Zoning Code Conversion Phase Two

FW-P28. 208-87R (Ordinance 9189)

12824

1. An internal circulation and access plan shall be implemented which provides a full-width road, aligned with 34th Avenue South or offset not less than 300 feet from the existing 34th Avenue South.



P-Suffix Area

FW-P28. 208-87R (Ordinance 9189)
Federal Way Community Planning Area

Zoning Cod Conversion Phase Two