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Appendix A

Volume 3

Soos Creek

Tahoma/Raven Heights

Vashon

West Hill

White Center

Soos Creek Planning Area Development Conditions

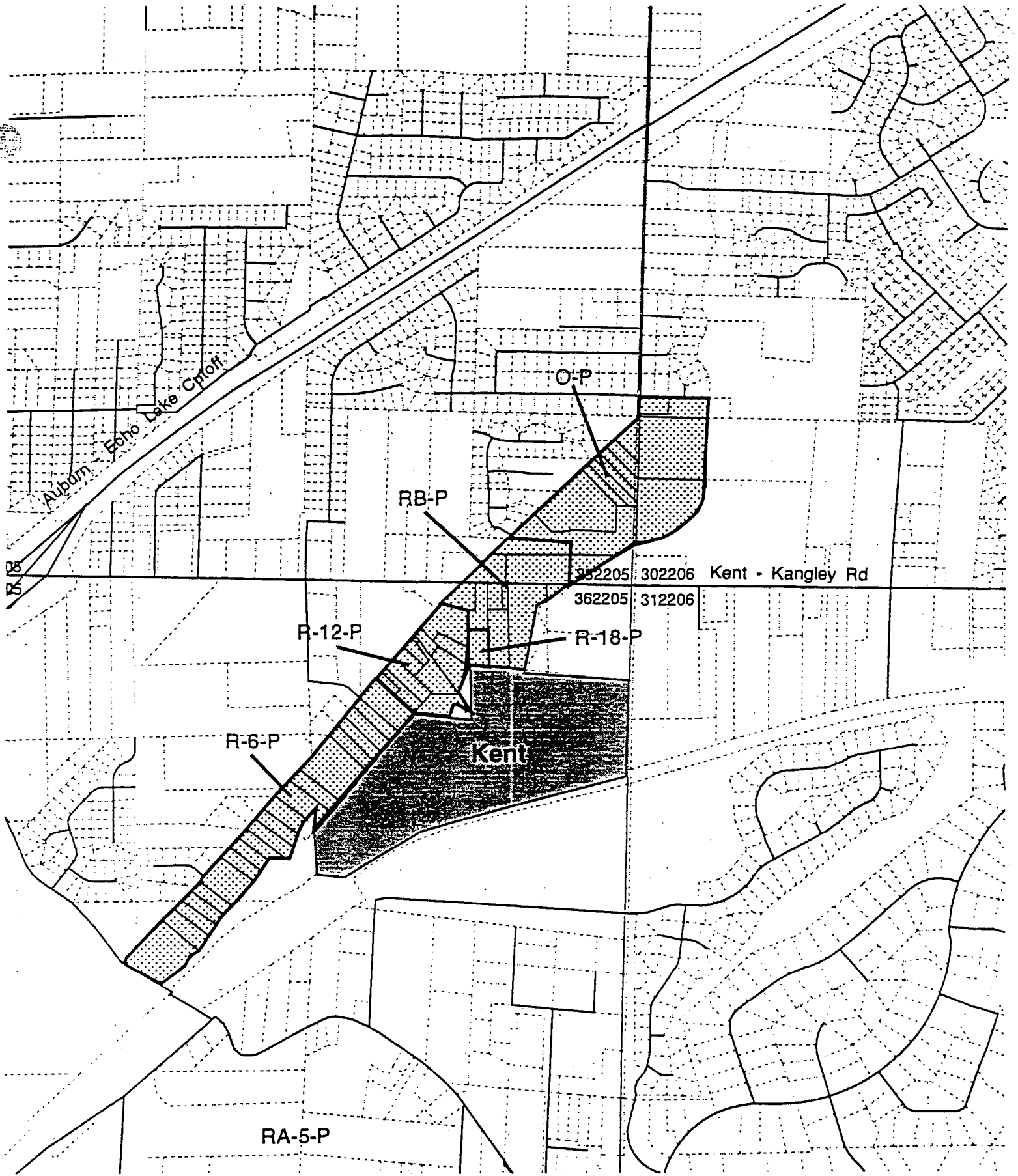
12824


SC-P1. Covington Urban Activity Center (Source: Soos Creek Community Plan Update, p. 165)

The Covington Urban Activity Center was expanded 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 following P-suffix condition applies:

“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 is provided.”



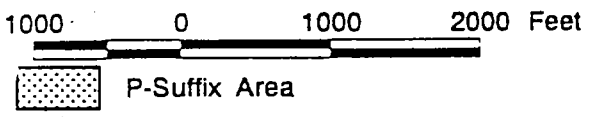
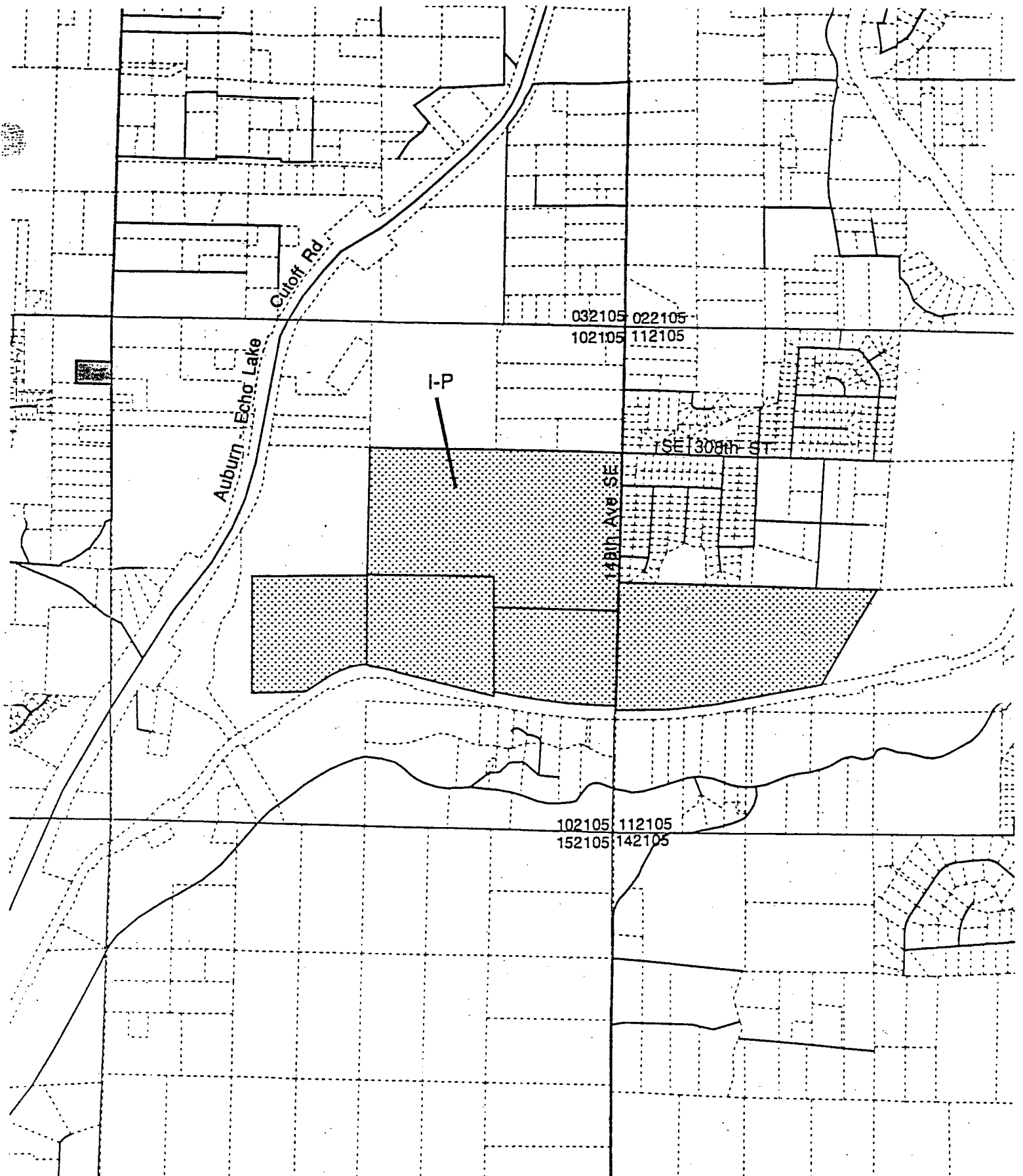
 P-Suffix Area

SC-P1. Covington Urban Activity Center (ULID-72-S properties)
Soos Creek Community Planning Area

Zoning Code Conversion Phase Two

SC-P2. Seattle International Raceway (SIR) (Source: Soos Creek Community Plan Update, p. 166 as revised by Ordinance 11653, Amendment 55)

The site is limited to racetrack uses only; no other industrial uses are allowed which are not permitted by the SIR Special Use Permit. The Rural land use designation will remain; should the racetrack use be terminated, this property should continue to be designated Rural and the zoning shall revert to RA-5..



SC-P2. Seattle International Raceway
Soos Creek Community Planning Area →

**Zoning Code
Conversion
Phase Two**

SC-P3. Clearing and Grading

This condition applies to all properties located within the Soos Creek Community Planning Area.

1. Subdivisions, Short subdivisions and PUDs. The following conditions apply only to applications for subdivisions, short subdivisions and PUDs. Deviations 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:

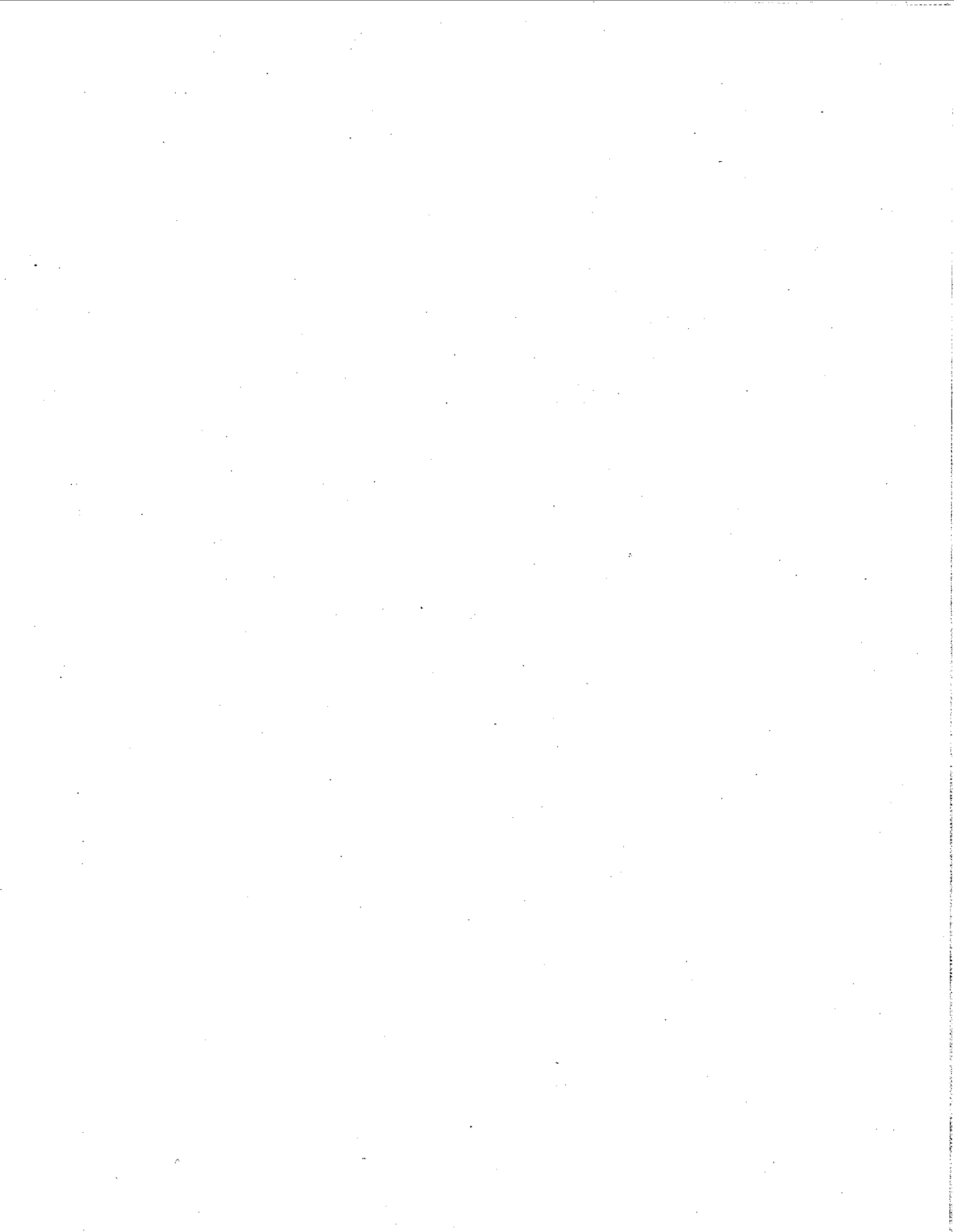
<u>Lot Size (sq. ft.)</u>	<u>Building Envelope</u>
greater than 15,000	5,000 sq. ft.
9001-15000	35% of lot size
5000-9000	45% of lot size
less than 5000	55% of lot size

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 clearly marked or 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.

9/21/98
15273 repeats SC-P3



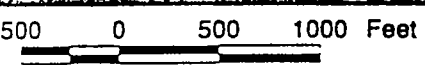
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SC-P4. Lotto/Toppano Rezone (Source: Soos Creek Community Plan Update, p. 167)

The following P-suffix conditions apply:

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 sites.

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



 P-Suffix Area



SC-P4. Lotto/Toppano Rezone
Soos Creek Community Planning Area

Zoning Code
Conversion
Phase Two