

## Pre-Application Conference PRA2016-00334

**Meeting Date:** October 12, 2016

**Request:** The applicant requests a pre-application conference to discuss options to develop South Sammamish Segment B, approximately 3.5 miles, which is a portion of the multi-use East Lake Sammamish Trail (to replace an existing interim trail in King County right-of-way) in the City of Sammamish. This proposal will replace the existing soft-surface trail with 12 feet of pavement, two 2-foot-wide shoulders and 1-foot-wide clear zones. The existing Interim Use Trail is typically 8 to 12 feet wide. Construction will include the 12-foot-wide paved trail with soft surface (gravel) shoulders; related earthwork; drainage improvements related to the trail; culvert replacements to improve fish passage; and access and traffic control. A Shoreline Substantial Development Permit (SSDP) will be required to complete the proposed action.

**Applicant:** Gina Auld, King County Department of Natural Resources and Parks

**Project Location:** The proposed East Lake Sammamish Trail – South Sammamish Segment B is located west of East Lake Sammamish Parkway NE.

It extends from SE 33<sup>rd</sup> Street to Kokomo Drive (near Inglewood Hills Road), Sammamish, WA. The property owned by the applicant is identified as King County Assessor Tax Parcel Numbers: 2925069007, 3225069015, 0624069013, 0724069004, & 0824069214. The property included in this proposal not owned by the applicant is identified as King County Assessor Tax Parcel Numbers: 4065100005, 4065100011, 0724069033, 0724069036, 0724069040, 0724069039, & 0724069119. Please note that an Affidavit of Applicant Status form found here: <http://www.sammamish.us/files/document/13042.pdf> is a required part of the application submittal to show ownership and/or control of the property where the proposed development is to occur. If a court of competent jurisdiction has made determination of ownership or control of property, please provide a copy of the relevant order and narrative of how it applies to the proposed development.



*Figure 1 Subject Property*

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**Staff Review**

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**A. Zoning:**

1. The subject property is zoned R-4: Residential, four dwelling units per net acre. (SMC [21A.25](#)) Street (front yard) setbacks are 10 ft from the street property line or edge of improvement, whichever is more restrictive and subject to the footnotes in Figure 2.
2. Interior setbacks are 5 ft, 7ft, and 15ft from interior lot lines (property lines shared with neighbors). Projections/eaves of 18 inches are allowed into the interior setback.
3. Maximum height may be up to 35 ft from the average finished grade. (The average finished grade shall be determined by first delineating the smallest square or rectangle that can enclose the building and then averaging the elevations taken at the midpoint of each side of the square or rectangle.)
4. The purpose of the urban residential (R) zone is to implement comprehensive plan goals and policies for housing quality, diversity, and affordability and to efficiently use urban residential land, public services, and energy. These purposes are accomplished by:

STANDARDS	RESIDENTIAL					
	URBAN RESIDENTIAL					
	R-1 <sup>(13)</sup>	R-4	R-6	R-8	R-12	R-18
Maximum Density DU/Acre (11)	1 du/ac	4 du/ac (5)	6 du/ac	8 du/ac	12 du/ac	18 du/ac
Minimum Density (2)				85% (14)	80% (14)	75% (14)
Minimum Lot Width	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30 ft
Minimum Street Setback	20 ft (6)	10 ft (7) (16)	10 ft (7) (16)	10 ft (7) (8)	10 ft (7)	10 ft (7)
Minimum Interior Setback (2) (12)	5 ft (7)	5 / 7 / 15 ft (17)	5 / 7 / 15 ft (17)	5 ft	5 ft	5 ft
Base Height (3)(15)	35 ft	35 ft	35 ft 45 ft (10)	35 ft 45 ft (10)	60 ft	60 ft 80 ft (10)
Maximum Impervious Surface: Percentage (4) (9)	30%			75%	85%	85%
Minimum Yard Area (18)		45%	35%			
Lot Coverage (19)		40%	50%			

2. These standards may be modified under the provisions for zero lot line and townhouse developments.
4. Applies to each individual lot. Impervious surface area standards for:
  - a. Regional uses shall be established at the time of permit review;
  - b. Nonresidential uses in residential zones shall comply with SMC [21A.25.130](#);
  - c. Lot may be increased beyond the total amount permitted in this chapter subject to approval of a conditional use permit.
7. At least 20 linear feet of driveway shall be provided between any garage, carport or other fenced parking area and the street property line. The linear distance shall be measured along the center line of the driveway from the access point to such garage, carport or fenced area to the street property line.
11. Density applies only to dwelling units and not to sleeping units.
12. Vehicle access points from garages, carports or fenced parking areas shall be set back from the property line on which a joint use driveway is located to provide a straight line length of at least 26 feet as measured from the center line of the garage, carport or fenced parking area, from the access point to the opposite side of the joint use driveway.
16. Thirty percent of the area contained within the street setback shall be landscaped and part of the area used to comply with the minimum pervious surface percentage.
17. Lots with three or more interior lot lines shall provide a combination of five-foot, seven-foot, and 15-foot interior setbacks. Lots with two interior lot lines shall provide a combination of two interior setback widths. For example, a lot with two interior lot lines could provide a five-foot and a seven-foot interior setback from interior lot lines.
18. For the purposes of this section, "yard" is any surface area that is not structured or hardened. Yard areas may be landscaped, contain uncovered decks of less than 18 inches above grade, and artificial turf, but do not include areas covered by pervious concrete or other similar materials.
19. The maximum lot coverage may be increased by five percentile points once, if a covered outdoor living space or an accessory dwelling unit is built on site. For the purposes of this section, a covered outdoor living space includes any structure with a roof that is not fully enclosed by walls. (Ord. O2016-407 § 1 (Att. A); Ord. O2010-279 § 1 (Att. A); Ord. O2009-249 § 1; Ord. O2008-236 § 1; Ord. O2004-143 § 1; Ord. O2003-132 § 12)

**Figure 2 – (21A.25.030) Zoning Density/Setbacks Matrix and selected footnotes**

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- a. Providing, in the R-1 through R-8 zones, for a mix of predominantly single detached dwelling units and other development types, with a variety of densities and sizes in locations appropriate for urban densities;
  - b. Allowing only those accessory and complementary nonresidential uses that are compatible with urban residential communities; and
  - c. Establishing density designations to facilitate advanced area-wide planning for public facilities and services, and to protect environmentally sensitive sites from overdevelopment.
5. Use of this zone is appropriate in urban areas or activity centers, designated by the comprehensive plan or community plans as follows:
- a. The R-4 through R-8 zones on urban lands that are predominantly environmentally unconstrained and are served at the time of development, by adequate public sewers, water supply, streets, and other needed public facilities and services.
6. The proposed development of approximately 3.5 miles of the East Lake Sammamish Trail is a permitted use per SMC [21A.20.040](#) and [25.07.010](#).

**B. Shoreline Management :**

- 1. Lake Sammamish is a Shoreline of Statewide Significance per WAC [173-27](#).
- 2. Shoreline Environment Designation
  - a. Lake Sammamish Shoreline Residential
- 3. The purpose of the shoreline residential environment is to accommodate residential development and accessory structures that are consistent with this program. This designation shall apply to shorelines that do not meet the criteria for urban conservancy and that are characterized by single-family or multifamily residential development or are planned and platted for residential development.
- 4. Development of approximately 3.5 miles of the East Lake Sammamish Trail, replacing the existing interim trail is considered a public recreational use and is permitted per SMC [25.07.010](#) – Table 25.07.010-1.
- 5. The development of approximately 3.5 miles of East Lake Sammamish Trail shall meet SMC [25.07.090](#) Public recreational use regulations:
  - a. Public recreational development on public land is a preferred shoreline use



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 Figure 3 Shoreline Designation  
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and is permitted when consistent with underlying zoning pursuant to Chapter 21A.10 SMC, this program, and the Act, including the goal to ensure no net loss of shoreline ecological functions.

- b. New public recreational activities and facilities proposed within shoreline jurisdiction shall be water-oriented, and shall provide physical and/or visual access to the shoreline.
  - c. Public recreational developments shall provide for public nonmotorized connectivity between existing public roads, trails and said development on the shoreline (e.g., pedestrian and/or bicycle paths), unless such access is infeasible due to public health and safety considerations.
  - d. Public recreational developments shall include landscaping that uses native, self-sustaining vegetation.
6. The development shall also meet SMC [25.07.100](#) Transportation regulations:
- a. The following regulations for transportation use shall apply to any use or development where transportation infrastructure is, or is proposed to be, a primary land use, including new or expanded roadways, trails, nonmotorized facilities and parking facilities. Transportation use regulations shall not apply to residential access drives that are accessory to residential use.
  - b. New transportation development shall be carried out in a manner that maintains or improves water quality for receiving waters through implementation of state and City stormwater regulations (see SMC [25.07.110](#)).
  - c. New transportation and stormwater facilities and improvements to existing transportation facilities, not including trails, shall be located outside of the shoreline setback and any required building setback unless there is no feasible alternative. Adverse impacts shall be mitigated according to the mitigation requirements of Chapter 21.50 SMC and other applicable regulations.
  - d. New roads shall be developed to minimize impacts to surface waters and new culverts shall meet applicable City and state standards.
  - e. To the extent possible, vehicle and pedestrian circulation systems shall be designed to minimize clearing, grading and alteration of topography and natural features. Roadway and driveway alignment shall follow the natural contours and minimize width to the maximum extent reasonable.
7. Any filling and/or excavation activity associated with this proposal and conducted within shoreline jurisdiction must meet the requirements of SMC [25.07.030](#).
8. Development of the proposed trail requires a Shoreline Substantial Development Permit per SMC [25.08.020](#) and RCW [90.58.030](#) as it will exceed \$6,416 fair market value as set by the Office of Financial Management and must meet the review criteria for a substantial development permit per WAC [173-27-150](#).

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## 9. Setbacks

Table 25.07.010-2: Dimensional Standards

	Lake Sammamish Shoreline Residential	Lake Sammamish Urban Conservancy	Pine and Beaver Lakes Shoreline Residential	Pine and Beaver Lakes Urban Conservancy
<b>Single-Family Residential (SMC <a href="#">25.06.020</a> and <a href="#">25.07.080</a>)</b>				
Height	35 feet	35 feet	35 feet	35 feet
Setbacks	15% of lot width, minimum setback 5 feet	15% of lot width, minimum setback 5 feet	R-4	R-4
Impervious surface (max.)	R-4, no additional % for lots under 9,076 square feet	40%	R-4, no additional % for lots under 9,076 square feet	40%
Fences	6 feet	6 feet	6 feet	6 feet
<b>Accessory structures (not ADU) (SMC <a href="#">25.07.080</a>)</b>				
Height	10 feet	10 feet	10 feet	10 feet
Maximum footprint	200 square feet	200 square feet	200 square feet	200 square feet
<b>Other structures outside shoreline setback</b>				
Height	35 feet	35 feet	35 feet	35 feet
Footprint Maximum	None	None	None	None
<b>Setbacks (SMC <a href="#">25.06.020</a>)</b>				
Shoreline setback	50 feet	50 feet	45 feet	45 feet
Building setback	N/A	N/A	5 feet	5 feet
Vegetation enhancement area (VEA)	15 feet	15 feet	15 feet as specified in the program	15 feet as specified in the program
Active use area	15 – 25% of VEA	15 – 25% of VEA	25% of VEA	25% of VEA
<b>Subdivision (SMC <a href="#">25.07.050(7)</a>)</b>				

### C. Environmental Protections:

1. Critical Areas within Shoreline Jurisdiction: Where critical areas including wetlands, streams, frequently flooded areas, geologically hazardous areas, or fish and wildlife habitat conservation areas designated in Chapter [21A.50](#) SMC occur in the shoreline jurisdiction, the Chapter [21A.50](#) SMC buffer or shoreline setback that provides the greatest protection shall prevail.
2. Within shoreline jurisdiction (SMC [25.06.020](#)), the amount of clearing and grading of the site shall be limited to the minimum necessary to accommodate the allowed

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use/development. This minimum shall include clearing and grading necessary for landscaping and establishment of vegetation enhancement area, if required or desired.

**D. Land Use Decision Type:**

1. Shoreline Substantial Development Permit (SSDP) is currently a Type 2 decision which is made by the director, or his or her designee.

**LAND USE DECISION TYPE**

<b>Type 1</b>	Decision by director, no administrative appeal	Building; clearing and grading; boundary line adjustment; temporary use; TDR sending site certification; right-of-way; road variance except those rendered in conjunction with a subdivision or short plat decision <sup>1</sup> ; variance from the requirements of Chapter 9.04 KCC as adopted by SMC Title 13; shoreline exemption; approval of a conversion harvest plan; temporary homeless encampment permit <sup>2</sup>
<b>Type 2</b>	Decision by director appealable to hearing examiner, no further administrative appeal	Short plat; road variance decisions rendered in conjunction with a short plat decision; zoning variance; conditional use permit; shoreline substantial development permits (SSDPs); procedural and substantive SEPA decision; site development permit; approval of residential density incentives; reuse of public schools; reasonable use exceptions under SMC 21A.50.070(2); preliminary determinations under SMC 20.05.030(3); critical areas exceptions and decisions to require studies or to approve, condition or deny a development proposal based on the requirements of Chapter 21A.50 SMC; binding site plan; unified zone development plan under Chapter 21B.95 SMC <sup>3</sup>
<b>Type 3</b>	Recommendation by director, hearing and decision by hearing examiner appealable to superior court	Preliminary plat; plat alterations; preliminary plat revisions; plat vacations; zone reclassifications <sup>4</sup> ; urban planned development; special use
<b>Type 4</b>	Recommendation by director, hearing and decision by hearing examiner appealable to the State Shoreline Hearings Board	Shoreline variances; shoreline conditional use permits

<sup>1</sup> The road variance process is administered by the City engineer pursuant to the City's street standards as set forth in the public works standards.

<sup>2</sup> Subject to the notice requirements of SMC 21A.70.195(4).

<sup>3</sup> Subject also to the procedural requirements of SMC 20.05.037 and Chapter 21B.95 SMC.

<sup>4</sup> Approvals that are consistent with the interim comprehensive plan may be considered by the examiner at any time. Zone reclassifications that are not consistent with the interim comprehensive plan require a site-specific land use map amendment and the City council's hearing and consideration will be scheduled with the amendment to the interim comprehensive plan pursuant to SMC 24.25.040 and 24.25.050.

*Figure 4 Land Use Decision Types*

Please be aware that the City of Sammamish has proposed to change SSDPs to a Type 4 process through Ordinance O2016-410. The City is currently waiting on Department of Ecology's decision regarding this proposed change.

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## E. Studies

1. The following is list of studies may be required to be submitted with your SSDP application regardless of what the application document on the city's website states as the city is currently working on updating forms:
  - a. Critical areas report
  - b. Arborist report/tree management plan
  - c. Technical Information report
  - d. Geotechnical report

Please note all reports must be prepared by qualified professional(s) per SMC [21A.15.942](#).

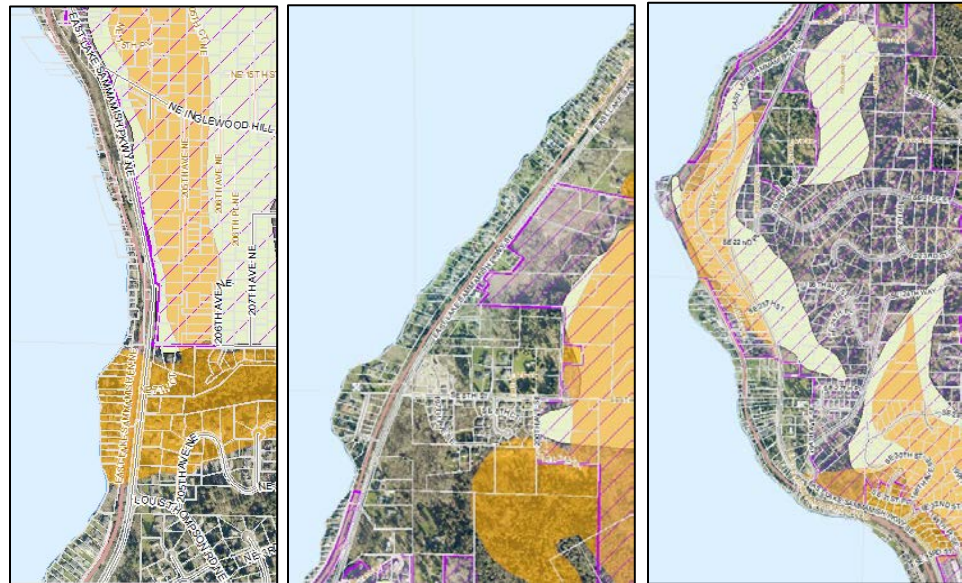
## F. Environmental Review

1. The proposed development was addressed in the East Lake Sammamish Trail Final Environmental Impact Statement (EIS) completed in May 2010.
2. The City views this EIS as a project level review, therefore no further environmental review will be required.

## G. Critical Areas Review

1. Erosion Hazards Near Sensitive Water Bodies – Special District Overlay. One or more of the parcels associated with this proposed project are located in the mapped Erosion hazards near sensitive water bodies – Special district overlay. The provisions of SMC [21A.50.225](#) will apply to any proposed development on this property and may affect whether or not this property can be developed.

A qualified geo-technical expert will need to be hired to evaluate this property with respect to these Code provisions. It will be especially important to have the



Northern portion of Segment 2b

Central portion of Segment 2b

Southern portion of Segment 2b

Figure 5 Erosion Hazards Near Sensitive Water Bodies - Special Overlay District

geo-technical expert evaluate whether or not a "No Disturbance Area" as defined in SMC [21A.15.417](#) is located on the property, or whether the property drains to the "No Disturbance Area." This analysis is needed to determine which provisions in SMC [21A.50.225](#) will apply to proposed development.

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2. SMC [21A.15.417](#) Erosion hazard near sensitive water body overlay.

The “erosion hazard near sensitive water body overlay” means an area within the City where sloped areas posing erosion hazards, or contributing to erosion hazards, that drain directly to lakes or streams of high resource value that are particularly sensitive to the impacts of increased erosion and the resulting sediment loads from development. The department of community development shall maintain a map of the boundaries of the erosion hazard near sensitive water bodies overlay district.

The erosion hazard near sensitive water body overlay is divided into two areas:

- a. The No-Disturbance Area. The no-disturbance area shall be established on the sloped portion of the special district overlay to prevent damage from erosion. The upslope boundary of the no-disturbance area lies at the first obvious break in slope from the upland plateau over onto the valley walls. For the purposes of locating the first obvious break in slope, the first obvious break shall generally be located at the top of the erosion hazard area associated with the slope. The downslope boundary of the no-disturbance area is the extent of those areas designated as erosion or landslide hazard areas. The department shall maintain maps, supported by LIDAR (light detection and ranging) data or other suitable technology, of the approximate location of the no-disturbance areas, which shall be subject to field verification for new development proposals.
  - b. Properties Draining to the No-Disturbance Area. Properties draining to the no-disturbance area are within the erosion hazard near sensitive water body overlay that drain to the no-disturbance area
3. Critical Aquifer Recharge Area. The subject property is located in a mapped Area Susceptible to Groundwater Contamination – Critical Aquifer Recharge Area (CARA). The regulatory provisions of SMC [21A.50.280](#) may apply to the proposed development. These include, but are not limited to, a requirement to ensure that proposed activities will not result in a significant increased risk of contamination of drinking water supplies. Provisions also include limitations on refueling of construction vehicles and on imported fill materials. As well, there is a requirement to infiltrate 75% of the onsite stormwater volume generated from the proposed development provided that a lesser standard may apply or onsite infiltration may be waived in some circumstances that are described in this referenced code section. A geotechnical expert will need to provide documentation that addresses the applicability of SMC [21A.50.280](#) as related to proposed development in the CARA.
4. Wetlands. As indicated on the preliminary plan set provided to the city on September 15, 2016, there are numerous wetlands near or intersecting with the proposed trail. A critical areas report will be necessary. An applicant for a development proposal where impacts to or alteration of an environmentally critical area or modification or reduction of a buffer associated with an environmentally critical area is proposed or may occur as a consequence of proposed actions shall submit a critical areas study at a level determined by the director to adequately evaluate the proposal and probable impacts. Please see SMC [21A.50.120](#).

## H. Trails:

Development of approximately 3.5 miles of the East Lake Sammamish Trail shall be consistent with the following development standards per SMC [21A.30.210](#):

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1. Use of Existing Corridors. Trails should generally be located along existing cleared areas or on improved corridors, including but not limited to utility corridors, road or railroad rights-of-way, so as to avoid or minimize the need to remove additional vegetation and create other associated impacts. Where an existing right-of-way is wider than the cleared or improved area, proposed trails should generally be located on the cleared or improved portion of the right-of-way wherever possible, subject to safety and other technical factors. If sensitive areas exist on or in proximity to an existing cleared or improved corridor, then impacts from constructing the trail shall be mitigated consistent with Chapter [21A.50](#) SMC, including the recommendations from any required sensitive areas study. Trails may be located in other areas if it is demonstrated that a new corridor creates less overall or less incremental impact to sensitive areas and habitat while still achieving overall project goals and objectives. As shown in the adopted City comprehensive plan, parks plan or trails plan, trails and corridors should connect public lands, utility corridors, or rights-of-way or other public infrastructure to maximize transportation and public recreation uses.
2. Compatibility with Adjacent Land Uses. Trails should be designed and constructed to encourage users to remain on the trail, to diminish the likelihood of trespass and to promote privacy for adjacent landowners. The applicant shall propose for the department's review and approval the use of fencing, signage, landscaping or other appropriate means to accomplish this requirement. Any proposed lighting should be directed away from houses along the trail corridor. Safety of trail users and adjacent landowners shall be addressed through review of vehicle access and crossing locations and design. Allowed uses should be consistent with the trail types identified in an adopted city comprehensive plan, parks plan or trails plan, and/or determined through a City-approved, site-specific master planning process if applicable.
3. Width. The width of the cleared area, trail corridor, surface and shoulder should be designed consistent with AASHTO standards for public multi-use paved trails (Guide for the Development of Bicycle Facilities, 1999, as amended, American Association of State Highway and Transportation Officials), and with U.S. Forest Service standards (Trails Management Handbook, 1991, as amended, and Standard Specifications for Construction of Trails Handbook, 1984, as amended) if unpaved. Cleared areas shall be the minimum necessary consistent with the standards and requirements in the SMC.
4. Sensitive Areas and Buffers. Trail impacts to sensitive areas should be reviewed consistent with the impact avoidance and mitigation sequencing requirements of Chapter [21A.50](#) SMC. Mitigation of impacts is required, even for trails located on existing corridors consistent with subsection (1) of this section. Wetland and stream buffers shall be expanded to compensate for the total area of the trail corridor, including all disturbed areas located within the buffer area. No expansion shall be required for trails located on existing improved corridors, including but not limited to utility corridors, road or railroad rights-of-way, within wetland or stream buffers. Mitigation shall be required for all impacts consistent with Chapter [21A.50](#) SMC.
5. Location. Except for approved viewing platforms, spur trails, wetland or stream crossings proposed consistent with Chapter [21A.50](#) SMC, or trails located on existing corridors consistent with subsection (1) of this section, trails that are proposed in proximity to wetlands or streams or associated buffers may only be located in the outer 25 percent of the wetland or stream buffer and should be generally aligned parallel to the stream or perimeter of the wetland. Spur trails and viewing structures should be designed to minimize

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impacts on sensitive area and wildlife habitat. Viewing platforms shall be placed landward of the wetland or stream edge.

6. **Wildlife.** Trails should be designed and constructed to encourage users to remain on the trail through the use of fencing, signage, landscaping or other appropriate means to minimize impacts to wildlife and habitat. In addition to the requirements related to wildlife corridors elsewhere in the SMC, trail location, lighting, construction decisions, and requirements for use (e.g., pet leash requirements, bicycle speed limits, etc.) should be guided by recommendations from sensitive areas studies to avoid, minimize and mitigate impacts to habitat for sensitive species. In a vegetation management plan developed for City review and approval consistent with SMC [21A.50.160](#), all disturbed areas shall be landscaped with appropriate native vegetation upon completion of trail construction or as soon thereafter as possible. The trail maintenance entity shall ensure that such vegetation survives through an appropriate mechanism. An integrated vegetation and pest management plan shall be developed by the applicant and approved by the department that avoids or minimizes the use of pesticides, herbicides and other hazardous substances.
7. **Surfacing.** To promote infiltration and groundwater recharge and to minimize slope instability, trail surfaces shall be made of pervious materials. Public multi-use trails, or other trails determined by the department to require impervious surfaces, may be paved; however, pervious paving or other low-impact techniques that meet overall project goals for cost and durability are encouraged. Boardwalks may be used for areas subject to regular inundation, and should be constructed with nonhazardous materials. Impervious materials may also be used if necessary for soil stabilization or to prevent soil erosion, or if the trail is specifically designed and intended to be accessible to physically challenged persons and is identified as such in an adopted city comprehensive plan, parks plan or trails plan.

## **I. Design:**

The following nonresidential use design standards may be required depending on their applicability to the proposed development, consistent with SMC [21A.30.240](#).

1. **Applicability.** New nonresidential uses or improvements within the R-1, R-4, R-6, and R-8 zoning designations include, but are not limited to, those uses specified in SMC [21A.20.050](#) through [21A.20.080](#) and [21A.20.100](#) and supporting improvements (e.g., parking lots), or other similar uses or improvements as determined by the director.
2. **Location.** New nonresidential uses and improvements shall be located with direct access to a neighborhood collector or arterial street, as defined in the adopted Public Works Standards.
3. **Traffic Demand Management.** New nonresidential uses shall prepare and adhere to a traffic demand management plan to reduce traffic generation during the a.m. and p.m. peak hours. The traffic demand management plan shall be reviewed and approved by the City.

## **J. Signage:**

1. Signs required by law are exempt from SMC [21A.45](#), which include but are not limited to:
  - a. Official or legal notices issued and posted by any public agency or court; or
  - b. Traffic directional or warning signs.

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2. Signs in the R zone for nonresidential use are limited as follows:
  - a. One sign identifying nonresidential uses on the same residential parcel, not otherwise regulated by this section, not exceeding 25 square feet and not exceeding six feet in height is permitted;

#### **K. Landscaping:**

The City of Sammamish requires landscaping provisions to preserve the aesthetic character of communities, to improve the aesthetic quality of the built environment, to promote retention and protection of existing vegetation; to promote water efficiency, to promote native wildlife, to reduce the impacts of development on drainage systems and natural habitats, and to increase privacy for residential zones.

The proposed nonresidential recreational use requires Type I landscaping screening as described below:

1. Type I landscaping shall function as a full screen and visual barrier. This landscaping is typically found between residential and nonresidential areas;
2. Type I landscaping shall minimally consist of:
  - a. A mix of primarily evergreen trees and shrubs generally interspersed throughout the landscape strip and spaced to form a continuous screen;
  - b. Between 70 and 90 percent evergreen trees;
  - c. Trees provided at the rate of one per 10 linear feet of landscape strip and spaced no more than 20 feet apart on center;
  - d. Evergreen shrubs provided at the rate of one per four linear feet of landscape strip and spaced no more than eight feet apart on center; and
  - e. Groundcover pursuant to SMC [21A.35.080](#); and
  - f. Subject to director's review for consistency with subsection (1)(a) of this section;

Additionally, public recreational developments in shoreline jurisdiction shall include landscaping that uses native, self-sustaining vegetation (SMC [25.07.090](#)).

#### **L. Trees:**

A type 2, 3 or 4 development proposal on R-1, R-4 and R-6 zoned lots must obtain a land use permit or approval prior to removing any significant tree located on the lot.

Except as provided in SMC [21A.37.230](#), any person who desires to cut down or remove any significant tree or who desires to conduct grading activities on a site that will result in the removal of any significant tree, must first obtain approval as required in this chapter. Approval may take the form of a tree removal permit or it may be included in conjunction with another land use approval such as a preliminary plat grading permit.

In determining whether an approval shall be granted, the submittal of a professional evaluation and/or a tree protection plan prepared by a Certified Arborist may be required when the City deems

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such services are necessary to demonstrate compliance with the standards of the municipal code. Such professional evaluation(s) and services may include:

1. Providing a written evaluation of the anticipated effects of proposed construction on the viability of trees on a site;
2. Providing a hazardous tree assessment;
3. Providing a written evaluation of heritage trees and/or landmark trees, as well as significant trees, near environmentally critical areas and associated buffers;
4. Developing plans for tree protection or replacement, including supervising and/or monitoring implementation of any such plans; and/or
5. Conducting a post-construction site inspection and evaluation.

### **Tree Retention**

Development Proposals on R-1, R-4 and R-6 Zoned Lots. A new primary residence or a type 2, 3 or 4 development proposal on R-1, R-4 and R-6 zoned lots must obtain a land use permit or approval prior to removing any significant tree located on the lot.

1. Regardless of the zoning designation, erosion hazard areas and areas within the erosion hazards near sensitive water bodies overlay that drain to the no-disturbance area, as well as Pine Lake and Beaver Lake drainage sub-basins as depicted on maps created and maintained by the City shall retain 50 percent of the significant trees within areas unconstrained by wetlands, streams, landslide hazard areas, and associated buffers.
2. Replacement trees shall be planted as provided in SMC [21A.37.280](#), Tree replacement standards.
3. Trees previously designated for protection or located within a designated open space tract or environmentally critical area tract may not be removed unless they are determined to be hazardous. Any trees qualifying for an exemption under SMC [21A.37.230](#) are not included in the limits established by this section.

This property is zoned R-4. According to SMC [21A.37.250](#)(1)(c) on R-4 and R-6 zoned lots, a minimum of 35 percent of the significant trees shall be retained within areas unconstrained by environmentally critical areas and associated buffers.

### **Tree Replacement**

Any significant tree lawfully removed pursuant to SMC [21A.37.240](#), Removal standards, or SMC [21A.37.250](#), Retention standards, shall be subject to the following replacement requirements:

1. Each landmark tree shall be replaced by three new trees;
2. Each heritage tree shall be replaced by two new trees;
3. Each significant tree shall be replaced by one new tree;

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4. Replacement coniferous trees shall be at least eight feet in height;
5. Replacement deciduous trees shall be at least two and one-half inches in diameter (DBH);
6. Replacement trees shall be primarily native species to Washington in order to restore and enhance a site as nearly as practicable to its pre-removal character and function;
7. Nonnative replacement trees shall be recommended by a Certified Arborist as having characteristics suitable to the proposed location of planting, or as otherwise approved by the City;
8. The condition of replacement trees shall meet or exceed current American Nursery and Landscape Association or equivalent organization's standards for nursery stock;
9. Financial guarantees for replacement trees may be required consistent with the provisions of SMC Title [27A](#);
10. Installation of required replacement trees shall be in accordance with the International Society of Arboriculture's best management practices for arboriculture including, but not limited to, soil assessment, sampling, amendments and conservation, which ensure the tree's long-term health and survival; and
11. The director may consider smaller-sized replacement trees if the applicant can demonstrate that smaller trees are more suited to the species, the site conditions, and the purposes of this section, and that such trees will be planted in sufficient quantities to meet the intent of this section.

Location for Tree Replacement – On Site. Unless approved for one or more of the alternatives set forth in subsection (3) of this section, replacement trees shall be planted on the site from which significant trees are removed and may be approved for the following areas on site:

1. On-site replacement trees approved to be located in environmentally critical areas and associated buffers shall receive a 125 percent credit toward the tree replacement requirement.
2. Each required street tree planted on site shall receive a 50 percent credit and each street tree planted on site in excess of the minimum requirement shall receive a 100 percent credit toward the tree replacement requirement, subject to director approval.
3. On-site replacement trees approved to be located within the perimeter of a stormwater facility shall receive a 100 percent credit toward the tree replacement requirement.
4. On-site replacement trees approved to be located in places other than subsections (2)(a) through (c) of this section shall receive a 100 percent credit toward the tree replacement requirement.

#### **M. Applicable Codes:**

**The following is a list of codes that may apply to the proposed action. Please note this is not a complete list and other codes will likely be applicable.**

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SMC 20.05.020	Classifications of land use decision processes
SMC 20.05.030	Preapplication Conferences
SMC 20.05.040	Application requirements
SMC 20.15	State Environmental Policy Act Procedures
SMC 20.15.080	Use of existing environmental documents
SMC 21A.15.417	Erosion hazard near sensitive water body overlay
SMC 21A.15.942	Qualified Professional
SMC 21A.15.1285	Trails
SMC 21A.20.040	Recreational/cultural land uses
SMC 21A.25	Development Standards – Density and Dimensions
SMC 21A.25.030	Densities and dimensions – Residential zones
SMC 21A.30.200	Trail corridors – Applicability
SMC 21A.30.210	Trail corridors – Development standards
SMC 21A.30.240	Nonresidential use design standards
SMC 21A.35.030	Landscaping – Screen types and description
SMC 21A.35.080	Landscaping – Additional standards for required landscape areas
SMC 21A.35.090	Landscaping – Alternative options
SMC 21A.35.100	Landscaping – Plan design, design review, and installation
SMC 21A.35.110	Maintenance
SMC 21A.35.120	Financial Guarantee
SMC 21A.35.130	Water use – Applicability of water budget for landscape areas
SMC 21A.37.230	Exemptions
SMC 21A.37.240	Removal standards
SMC 21A.37.250	Retention standards
SMC 21A.37.260	Variances
SMC 21A.37.280	Tree replacement standards
SMC 21A.40	Development Standards – Parking and Circulation
SMC 21A.45	Development Standards - Signs
SMC 21A.50	Environmentally Critical Areas
SMC 21A.50.100	Disclosure by applicant
SMC 21A.50.110	Critical area review
SMC 21A.50.120	Critical areas study requirement
SMC 21A.50.130	Avoiding impacts to critical areas
SMC 21A.50.210	Building setbacks
SMC 21A.50.220	Erosion hazard areas – Development standards and permitted alterations
SMC 21A.50.225	Erosion hazards near sensitive water bodies overlay
SMC 21A.50.280	Critical aquifer recharge areas – Development standards
SMC 21A.50.290	Wetlands – Development Standards
SMC 21A.50.300	Wetlands – Permitted alterations
SMC 25.05.020	Shoreline environment designations
SMC 25.05.030	Shorelines of statewide significance – Lake Sammamish
SMC 25.06.020	Environmental protection and conservation regulations
SMC 25.07.010	Summary of uses, approval criteria, and process
SMC 25.07.030	Filling and excavation regulations

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SMC 25.07.090	Public recreational use regulations
SMC 25.07.100	Transportation regulations
SMC 25.07.110	Utilities regulations
SMC 25.08.020	Permits – Substantial development
RCW 90.58	Shoreline Management Act of 1971
WAC 173-27	Shoreline Management Permit and Enforcement Procedures
WAC 197-11	SEPA Rules

**Public Works Comments – Tawni Dalziel, P.E., Sr. Stormwater Program Manager, P: (425) 295-0567, E: tdalziel@sammamish.com**

The following lists the Public Works items to be discussed at the pre-application meeting. They are intended to aid the Applicant in submitting most relevant items for preliminary approval as of the date of the pre-application meeting. All recommended conditions of approval will be finalized at preliminary review. Additional/revised conditions may be required for preliminary approval.

Site Specific Comments:

1. Retaining walls and vaults are considered structures and are required to meet building setback requirements. Please indicate cut/fill wall and show top and bottom wall elevations on plan view.
2. Stormwater requirements are required consistent with City stormwater requirements at time of vesting.

Please see here for current stormwater requirements:

<https://www.sammamish.us/departments/publicworks/StormwaterManagement.aspx?Show=Engineers>

Please see here for draft City 2017 stormwater requirements:

<https://www.sammamish.us/departments/publicworks/projects/SurfaceWaterDesignManualUpdate.aspx>

3. Significant differences between the draft City 2017 stormwater requirements and the 2016 KCSWDM include the following:
  - a. Areas defined as landslide hazard drainage areas will require drainage review when proposing 500 SF or greater new impervious surface.
  - b. Ponds and vaults will require greater visual value and setbacks. Minimum numerics include maximum exposed berm or wall height of 6-ft.

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**A. Preliminary Comments**

4. Tax Parcels 0724069033, 0724069036, 0724069040, 0724069039, 0724069116, 4065100005 and 4065100011 are all water or water and sewer customers, with the service being associated with single-family residential structures on the identified properties.
5. There is no existing water or sewer service associated with the East Lake Sammamish Trail on the properties included in this pre-application.
6. If water service is required for irrigation associated with the trail project, please contact the District to discuss potential locations and meter size. In addition, please note that if the irrigation system is going to be used for less than 5 years to establish the plantings, the District may consider a “floating” meter that can then be relocated in the future for other King County projects within the District. Connection charges for any requested irrigation meters can be provided upon request.

**B. Water and Sewer Facilities**

1. The following comments are general in nature due to the conceptual nature of the proposal. Additional requirements may apply once the scope of the project is further refined.
2. There are approximately 10 locations where a District water main crosses the South Sammamish Segment B portion of the East Lake Sammamish Trail. In addition, there are some locations where the water main runs parallel to the trail. There are also several private water services that cross the trail.
3. There are approximately 26 locations where a District sewer main crosses the South Sammamish Segment B portion of the East Lake Sammamish Trail. In addition, there are some locations where the sewer main runs parallel to the trail. There are also several sewer services that cross the trail.
4. Coordination will be required during design and construction of the permanent trail to ensure the existing District water and sewer facilities are taken into account. If relocation of any existing water or sewer facilities is required due to the proposed construction, a Developer Extension Agreement (DEA) will be required. Additional information on the District’s DEA process can be found on the District website – [www.spwater.org](http://www.spwater.org). Select Builders/Developers and Water and/or Sewer Service for a Development.

Note that the District will be working with King County on the Inglewood Hill Parking Lot project, located near the northern extent of this trail project.

**Exhibit 14  
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