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Appendix A

Volume 3

Soos Creek

Tahoma/Raven Heights

Vashon

West Hill

White Center

Soos Creek Planning Area Development Conditions

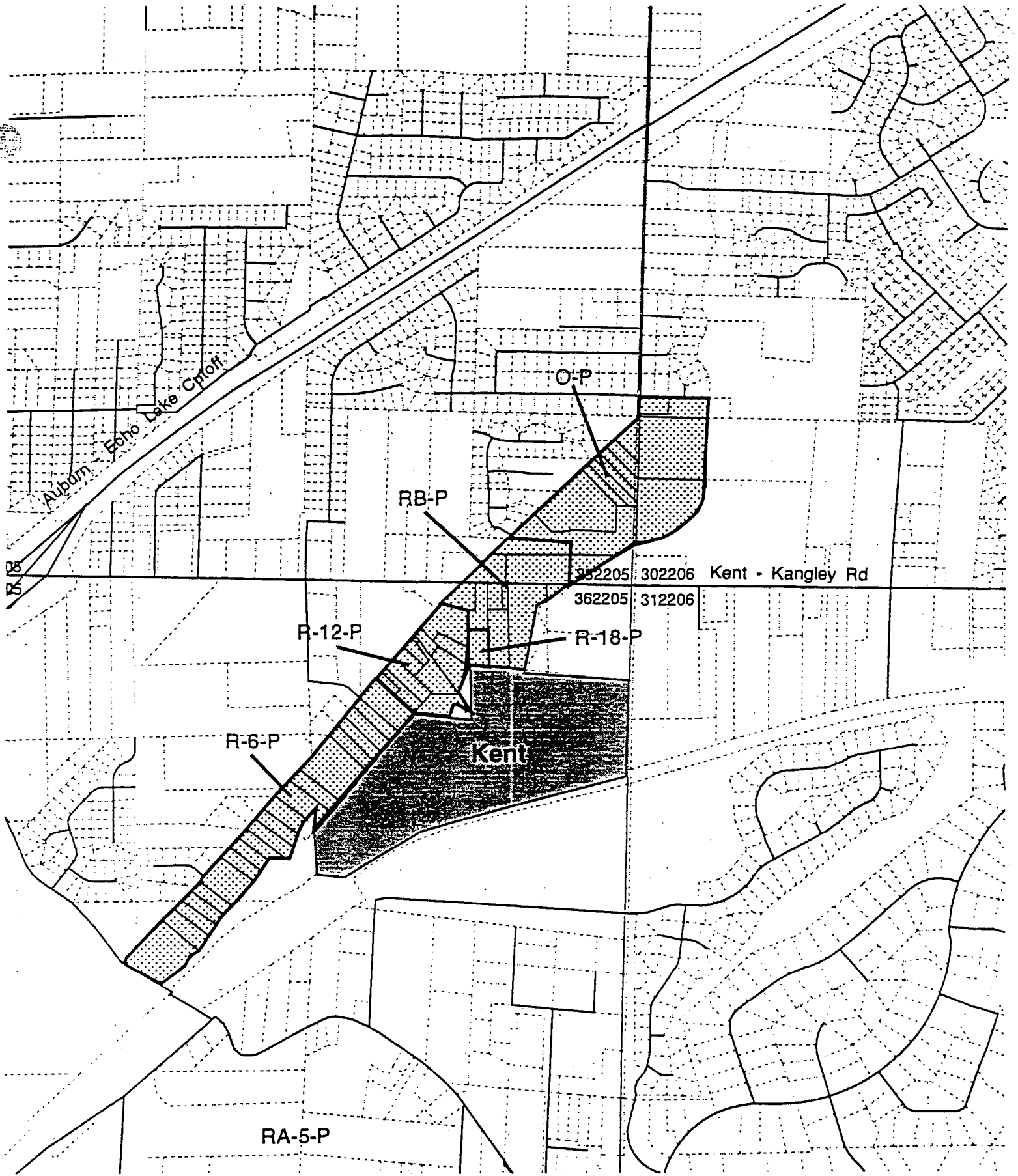
12824


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.”



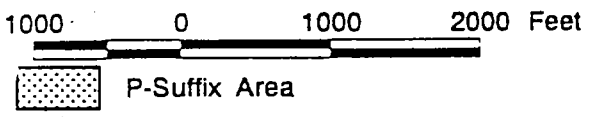
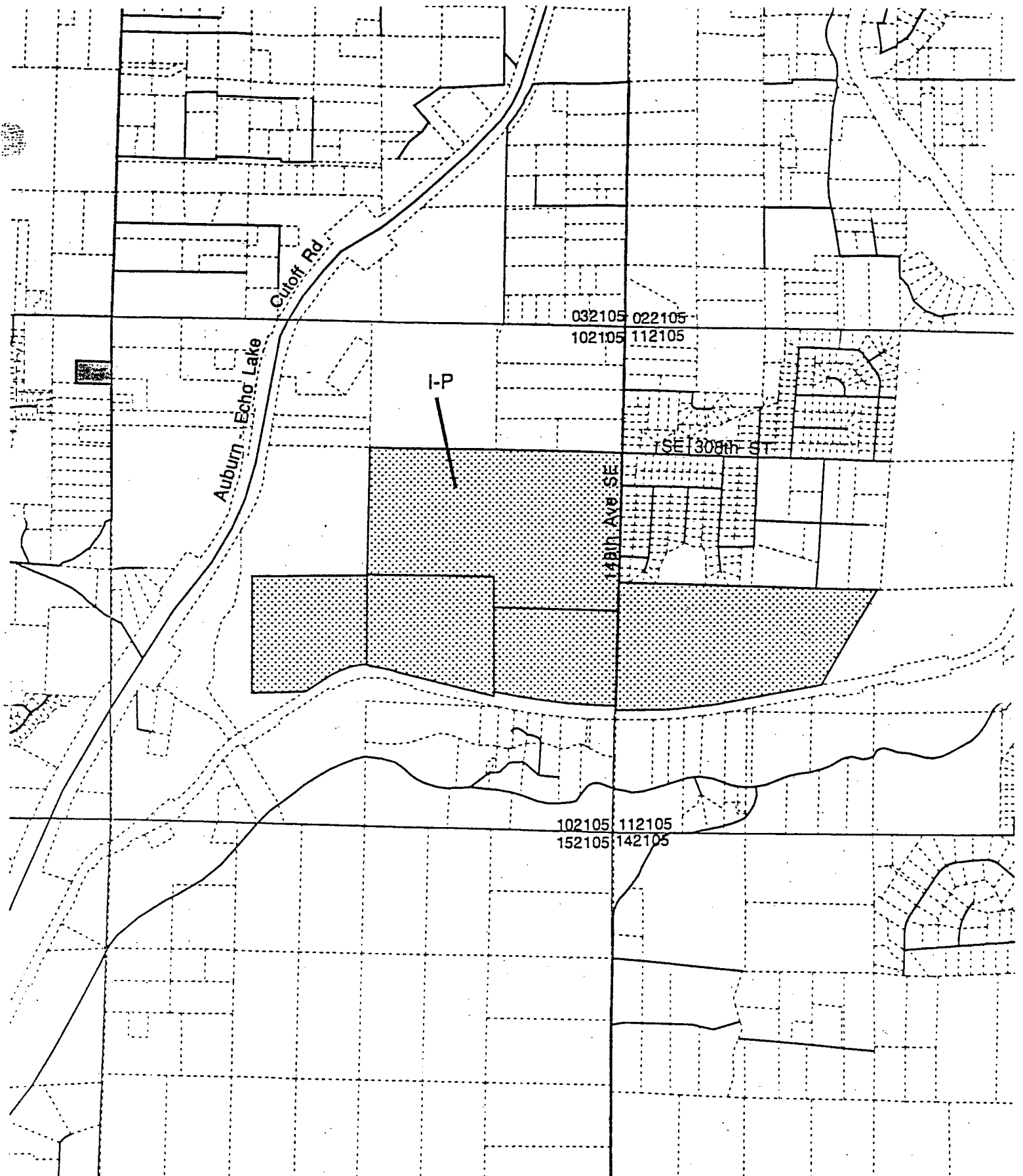
 P-Suffix Area

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:

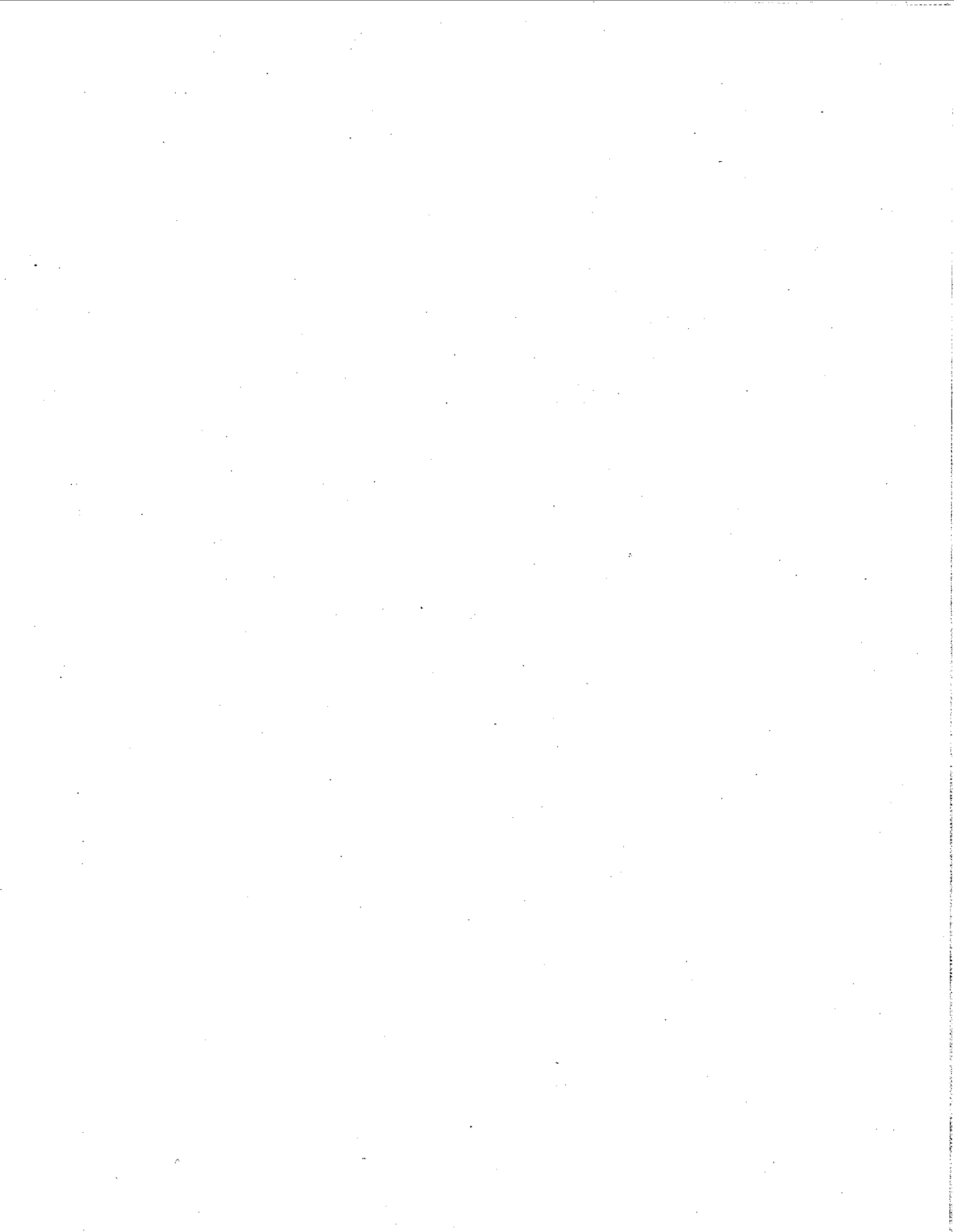
<u>Lot Size (sq. ft.)</u>	<u>Building Envelope</u>
greater than 15,000	5,000 sq. ft.
9001-15000	35% of lot size
5000-9000	45% of lot size
less than 5000	55% of lot size

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



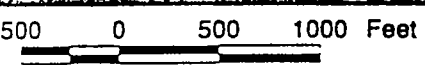
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SC-P4. Lotto/Toppano Rezone (Source: Soos Creek Community Plan Update, p. 167)

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

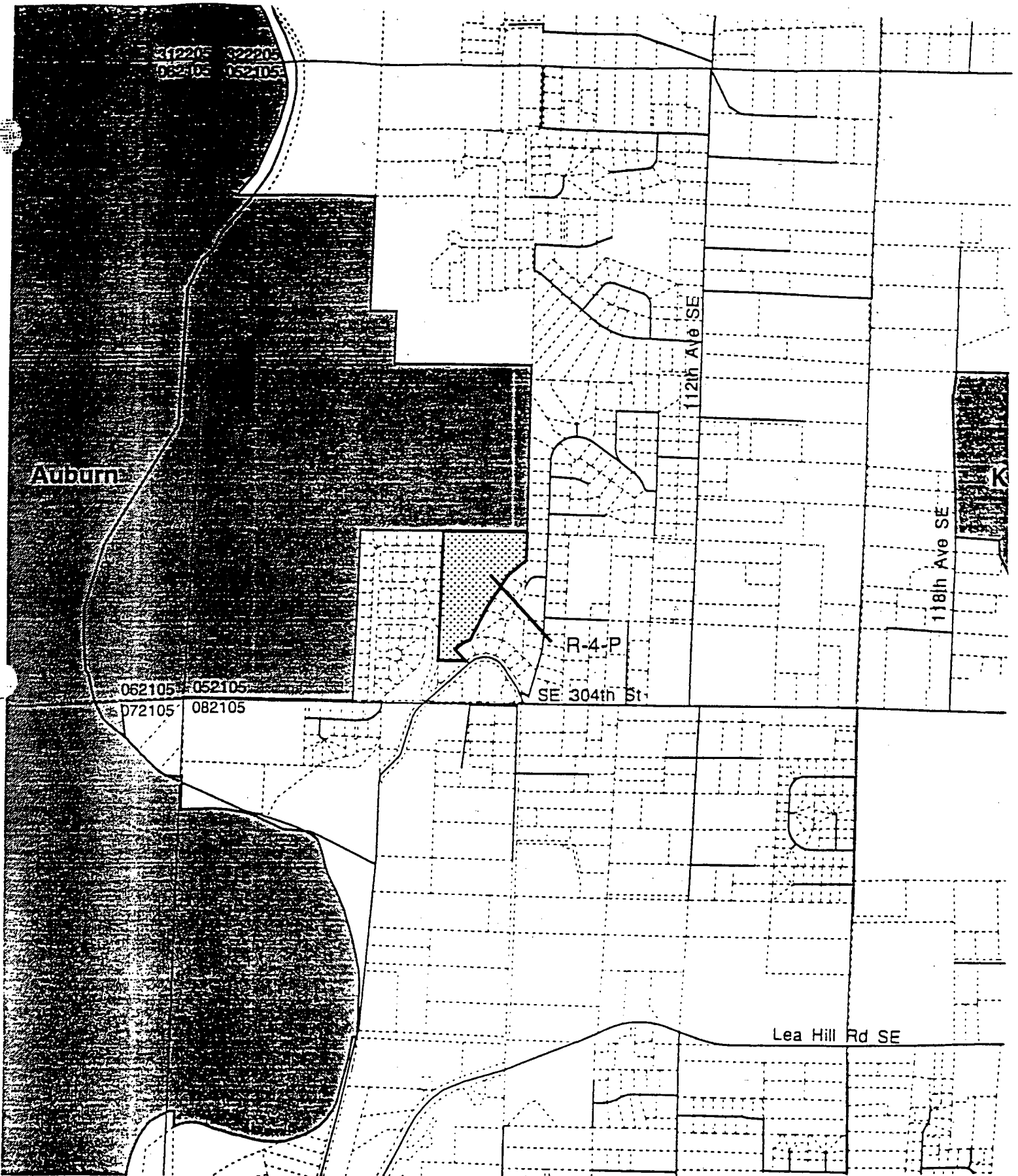
**Zoning Code
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SC-P7. Kofal Rezone (Source: Soos Creek Community Plan Update, p. 169)

The following P-Suffix condition applies:

Development is limited to townhouse development.



 P-Suffix Area



SC-P7. Kofal Rezone
Soos Creek Community Planning Area -

**Zoning Code
Conversion
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SC-P8. Glacier Ridge (Source: Ordinance 11653, Amendment 105)

These properties are subject to the 4 to 1 program. Parcels are tied together under a single application for an urban development. If the subject property fails to receive plat approval, the urban and open space properties shall be converted to rural land use designation and zoning. The urban portions shall be zoned R-6P and the open space portions shall be zoned RA10P.

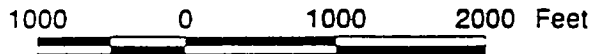
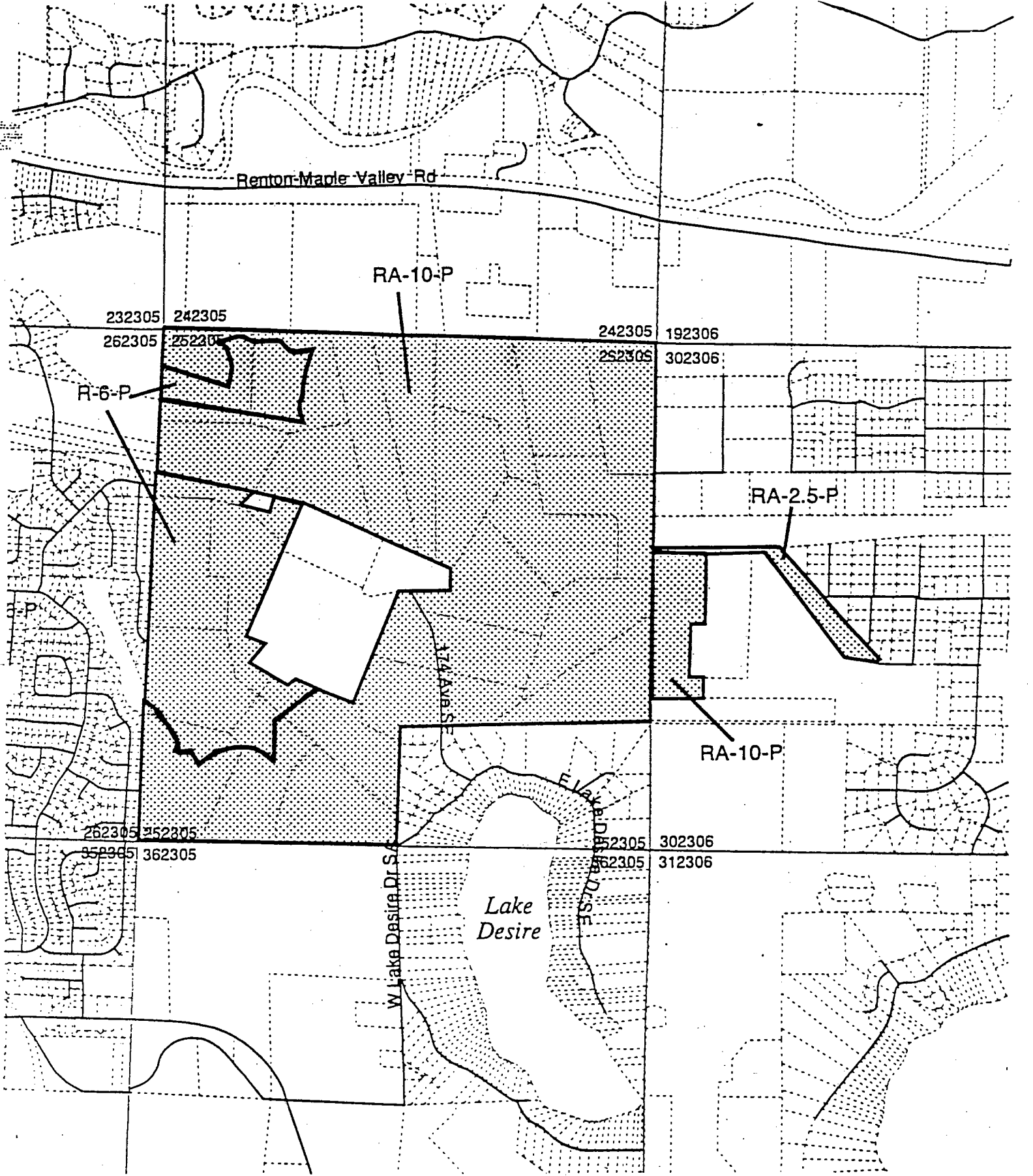
The following P-suffix condition applies to the subject property:


The rural portion shall only be considered as a portion of the plat application for the urban portion of the subject property. No development application shall be accepted for the rural portion of the subject property which carries an open space land use designation.

The portion of the subject property with open space land use designation shall remain uncleared and be placed into a contiguous open space tract created and marked pursuant to K.C.C. 21A.24.160 and K.C.C. 21A.24.180 at the time of plat approval. Use shall be limited to public non-motorized outdoor recreation. Any alterations to the site such as but not limited to clearing, grading, and timber removal is subject to parks and other relative King County agencies review and approval.

The subject property consists of the following tax lots.

2523059070	2523059069	2523059084	2523059083
2523059081	2523059074	2523059073	2523059082
2523059071	2523059068	2523059072	2523059075
2523059066	2523059067	2523059068	2523059080
3023069139	2523059076	2523059079	2523059077
2523059001	2523059078	2523059065	2523059064
2523059063	2523059085		



 P-Suffix Area

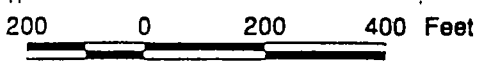
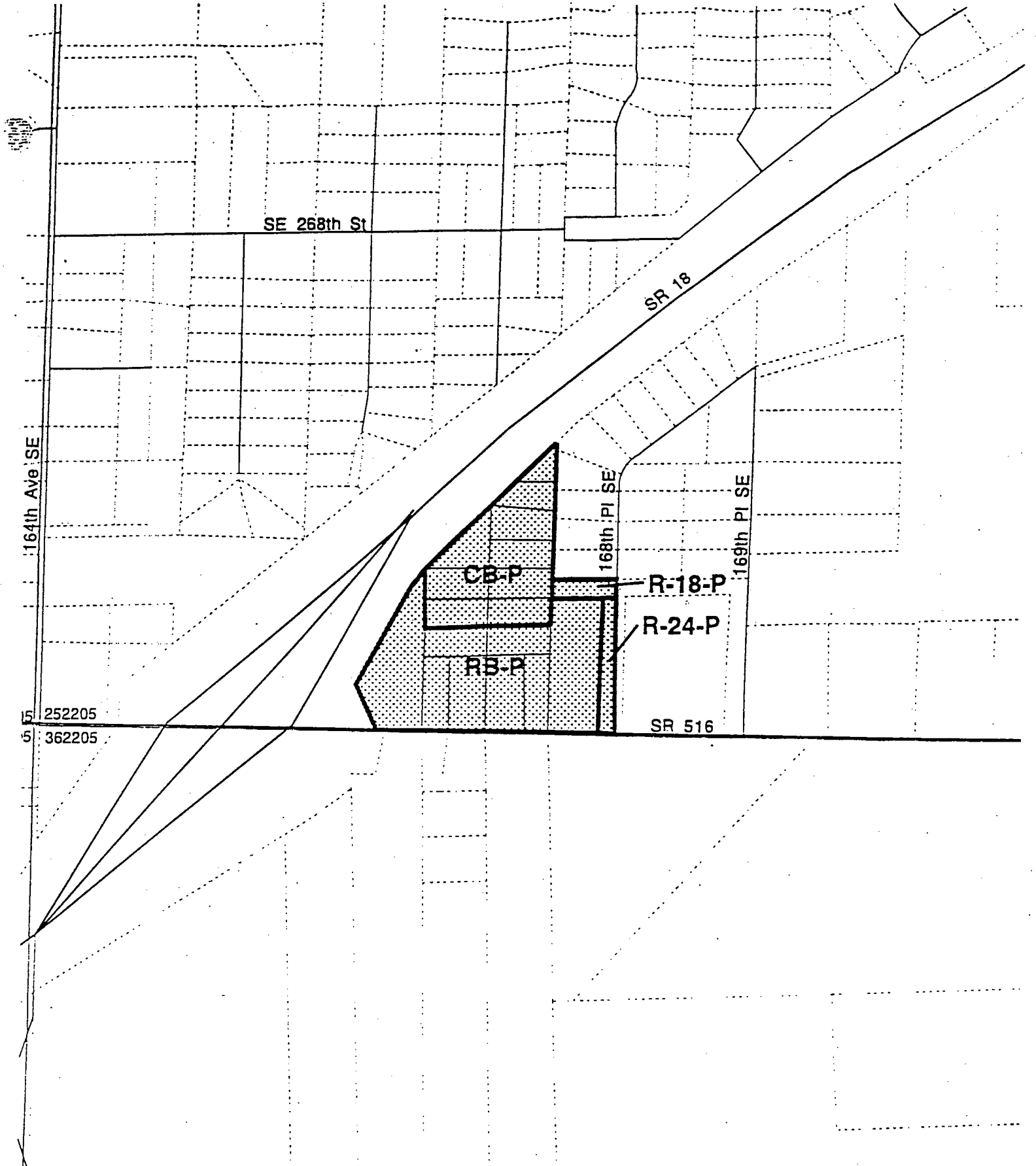



SC-P9. Pasko Plan Amendment (Source: Ordinance 7844)

12824 

The following P-suffix conditions apply:

1. The access to tax lots 2522059031, 2522059103, 2522059104 and 2522059105 shall be consolidated to the maximum extent possible to reduce access problems relative to SR 516. If additional parcels are combined in one application to actualize the potential zoning, then the examiner shall evaluate the entire proposal and shall limit access as necessary to facilitate the operation of SR 516.
2. A minimum building set-back of 20 feet along property lines shall be provided adjacent to properties with single family residential use. The building set-back area shall be landscaped with conifers, planted berm or wide hedge which should become an effective visual screen within 3 years.
3. Provide a minimum building set-back 20 feet along SE 272nd Street (Kent-Kangley Road). The building set-back area shall be landscaped with a 3-foot hedge or 3-foot planted berm supplemented with other plantings. Plant trees spaced at a maximum of 25 feet.

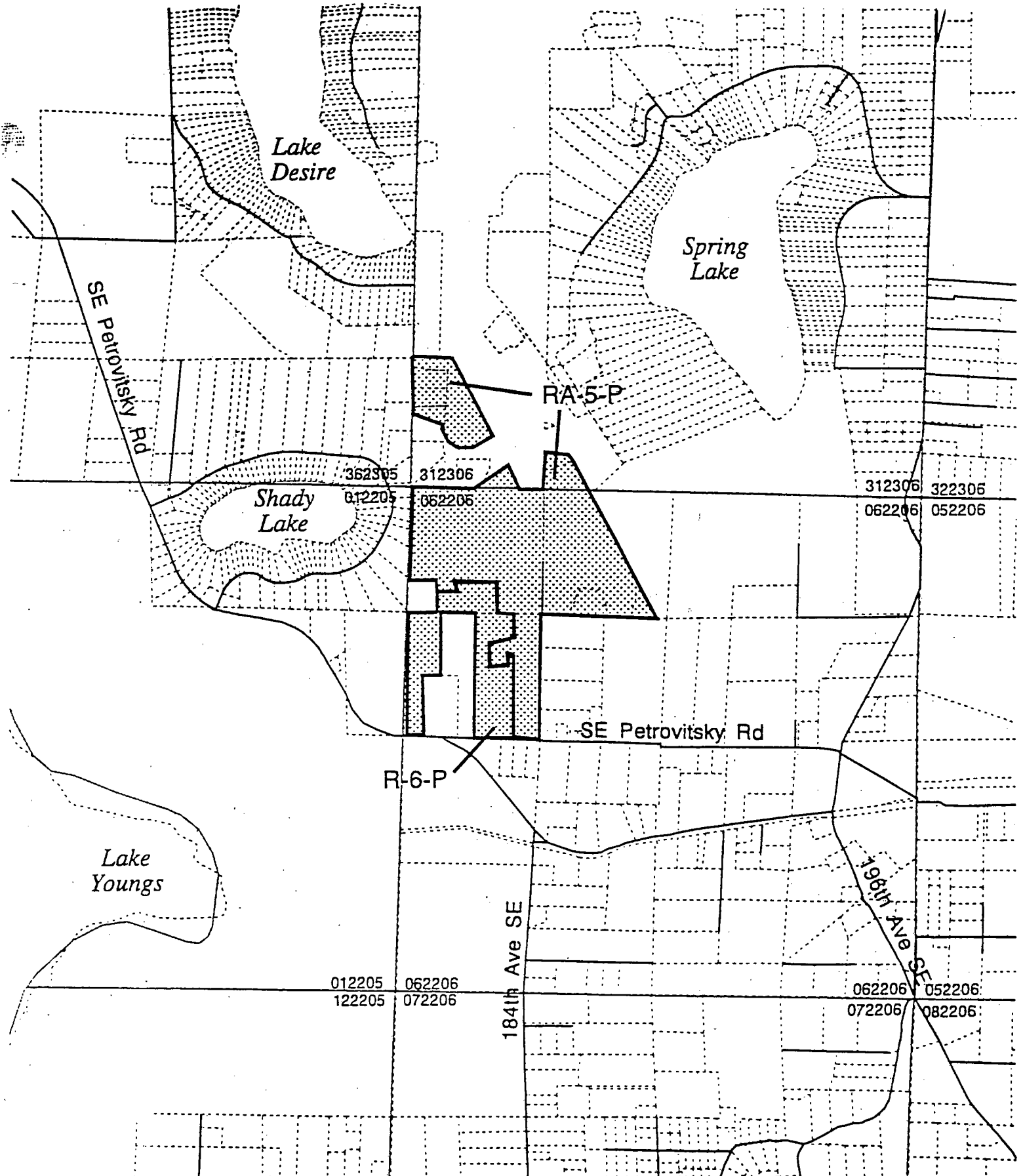


 P-Suffix Area




SC-P10. Spring Lake 4 to 1 (Source: 1995 King County Comprehensive Plan Amendment Package: Ordinance 12061, Amendment 4-1-E)

1. This property is within the 4 to 1 Program and shall comply with 4 to 1 Program Countywide Planning Policies FW-1, Step 7 and King County Comprehensive Plan Policies I-204 and I-205.
2. This property was approved under the King County 4 to 1 Program with a 3.5:1 ratio as an affordable housing incentive and shall be consistent with UPD standards for affordable housing specified in KCC Title 21A.39.060. King County Housing and Community Development staff shall coordinate preliminary plat conditions to achieve the required 30% affordable housing.



1000 0 1000 2000 Feet

 P-Suffix Area



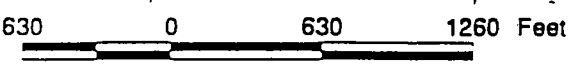
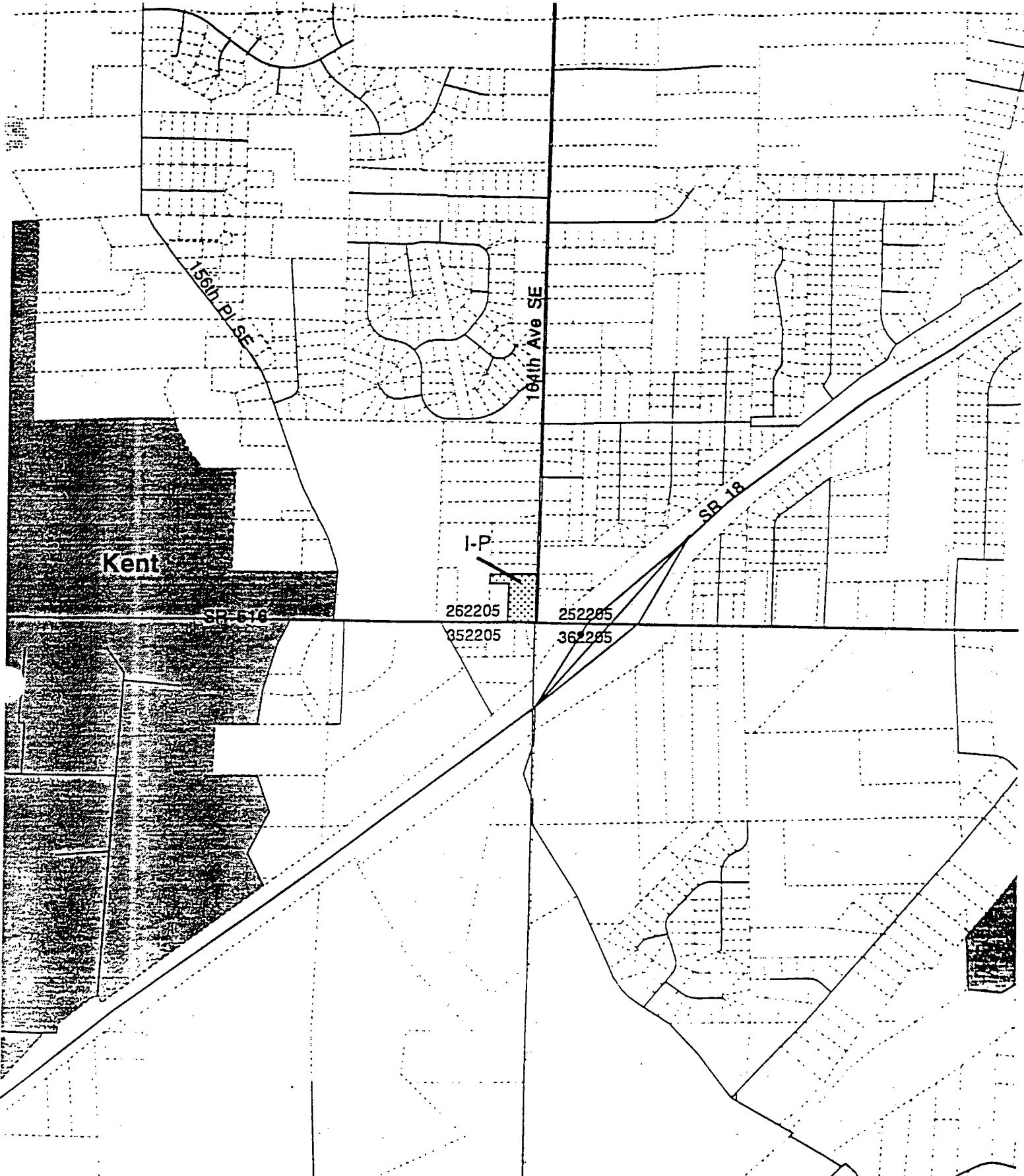
SC-P10. Spring Lake 4 to 1
Soos Creek Community Planning Area


**Zoning Code
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SC-P11. 289-79R (Ordinance 4767)

1. Only uses which can be supported by an on-site sewage disposal system will be permitted.
2. The on-site sewage disposal system must be operated and maintained properly to avoid failures and breakdowns.
3. The Boundary Adjustment procedures of the General Sewerage Plan cannot be activated through a building permit request.
4. There shall be no ingress and egress from SR 516.
5. 20 feet of right-of-way shall be required on the south side of the subject property.



 P-Suffix Area

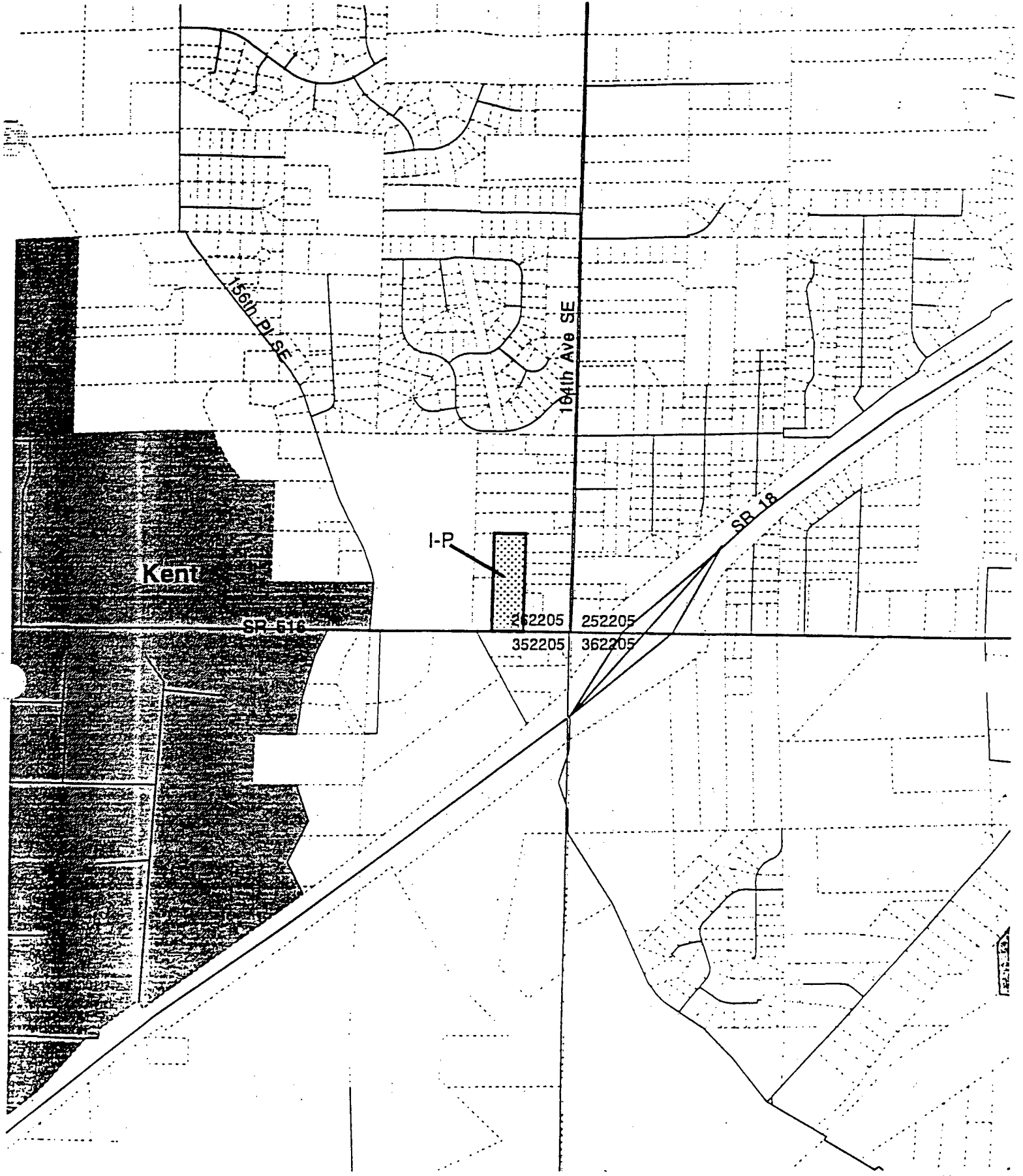


SC-P11. 289-79R (Ordinance 4767)
Soos Creek Community Planning Area


**Zoning Code
Conversion
Phase Two**

SC-P12. 224-80R (Ordinance 4978)

1. Condition 4 as recommended by the Department of Development and Environmental Services (DDES) in its preliminary report on this case. Access to the subject property from SE 272nd St. shall be limited to one location. The feasibility of combining such access with the parcel immediately east of the subject property shall be investigated. The Department of Development and Environmental Services (DDES) may require that access be located in a manner that it can be combined with the parcel to the east, if determined to be appropriate by DDES at the time of site plan review.
2. Oil and sediment facilities shall be provided to prevent these pollutants from entering Little Soos Creek. These facilities must be provided during site clearing as well as after site preparation is completed.
3. Oil separation facilities must be sufficient to deal with oil placed on parking areas to control dust in dry weather.
4. Noise measurement shall be taken, at the applicant's cost, at perimeter boundaries adjacent to single family housing. Berms and/or mufflers shall be used to reduce any noise levels that exceed County standards as set out in King County Code 12.86 through 12.100.
5. No access to 164th Avenue SE shall be permitted.



630 0 630 1260 Feet

 P-Suffix Area



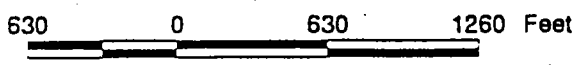
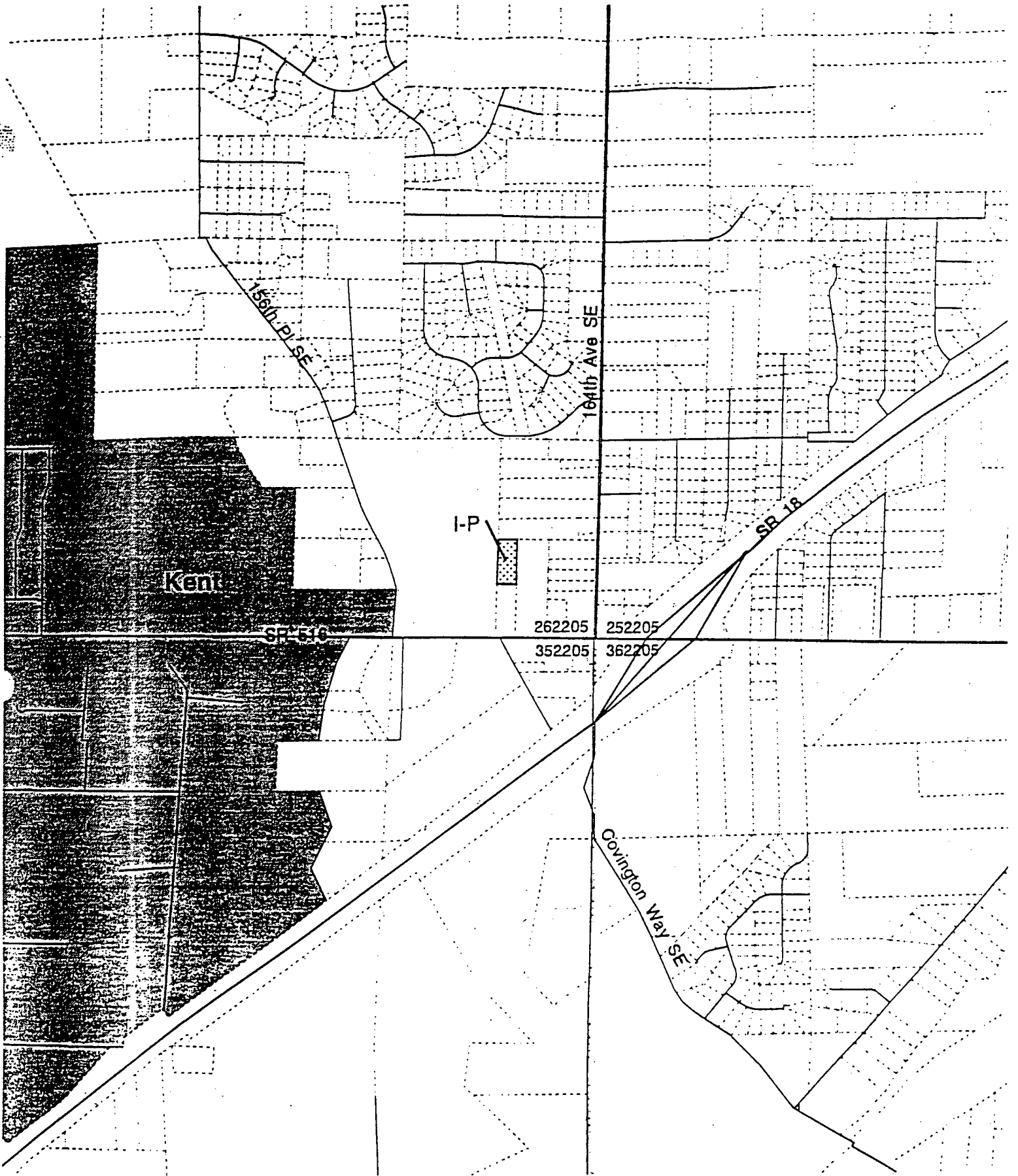
SC-P12. 224-80R (Ordinance 4978)
Soos Creek Community Planning Area


**Zoning Code
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SC-P14. 243-83R (Ordinance 6618)

1. Use of the site shall be restricted to those uses which will not require sanitary sewers. Approval of the septic tank and drainfield , if required for any development on the property, shall be obtained when any building permits are applied for.



 P-Suffix Area



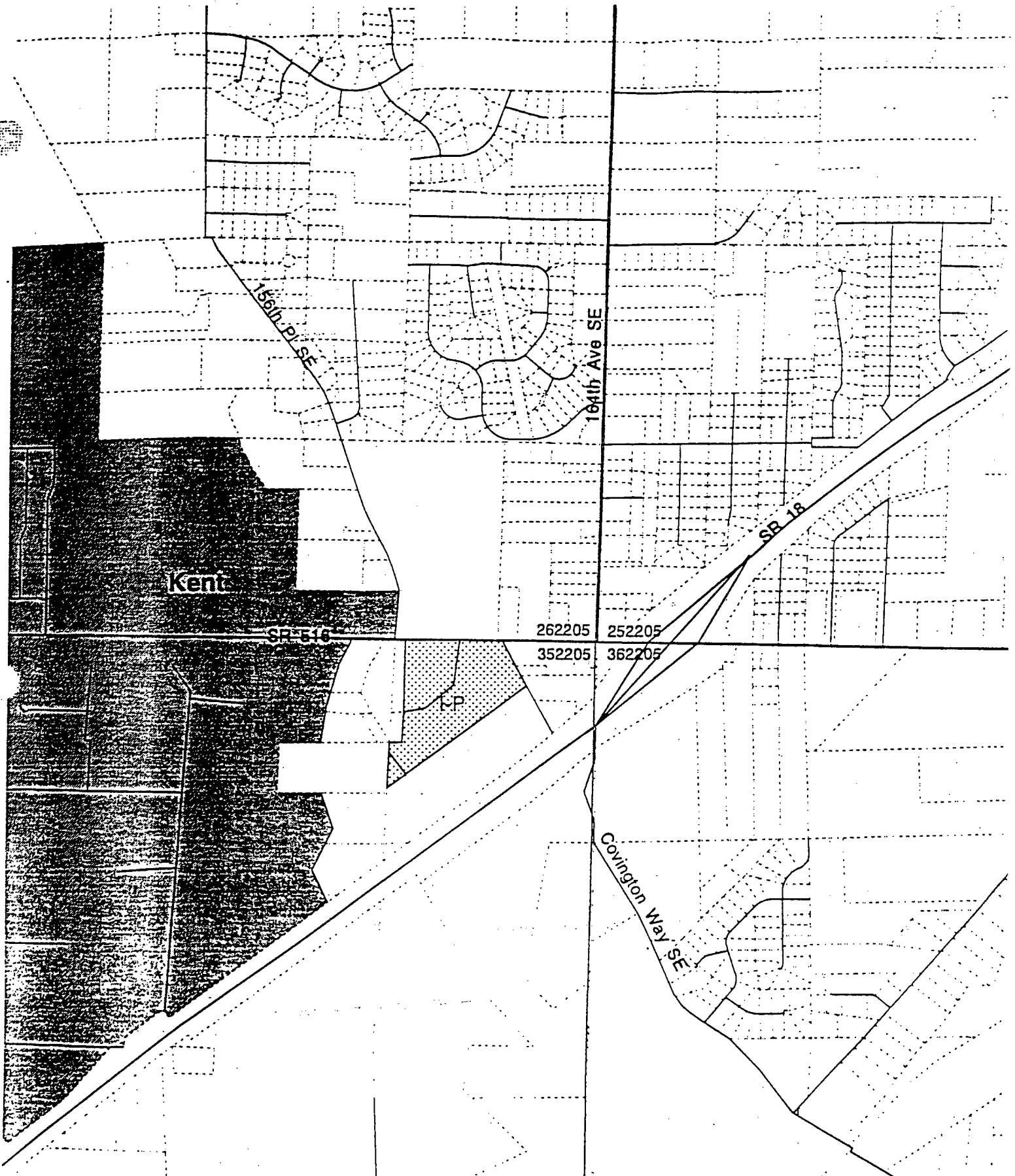
SC-P14. 243-83R (Ordinance 6618)
Soos Creek Community Planning Area

**Zoning Code
Conversion
Phase Two**


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SC-P15. 204-84R (Ordinance 7583)

1. No drainage outlet to Little Soos Creek shall be permitted.
2. Equipment and material to be stored on the site shall be limited to that which will not represent a threat to the water quality of Little Soos Creek.
3. No oil, gas, or other chemicals may be stored at the site.



630 0 630 1260 Feet

 P-Suffix Area

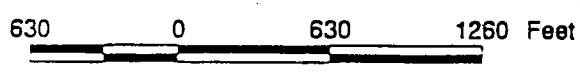
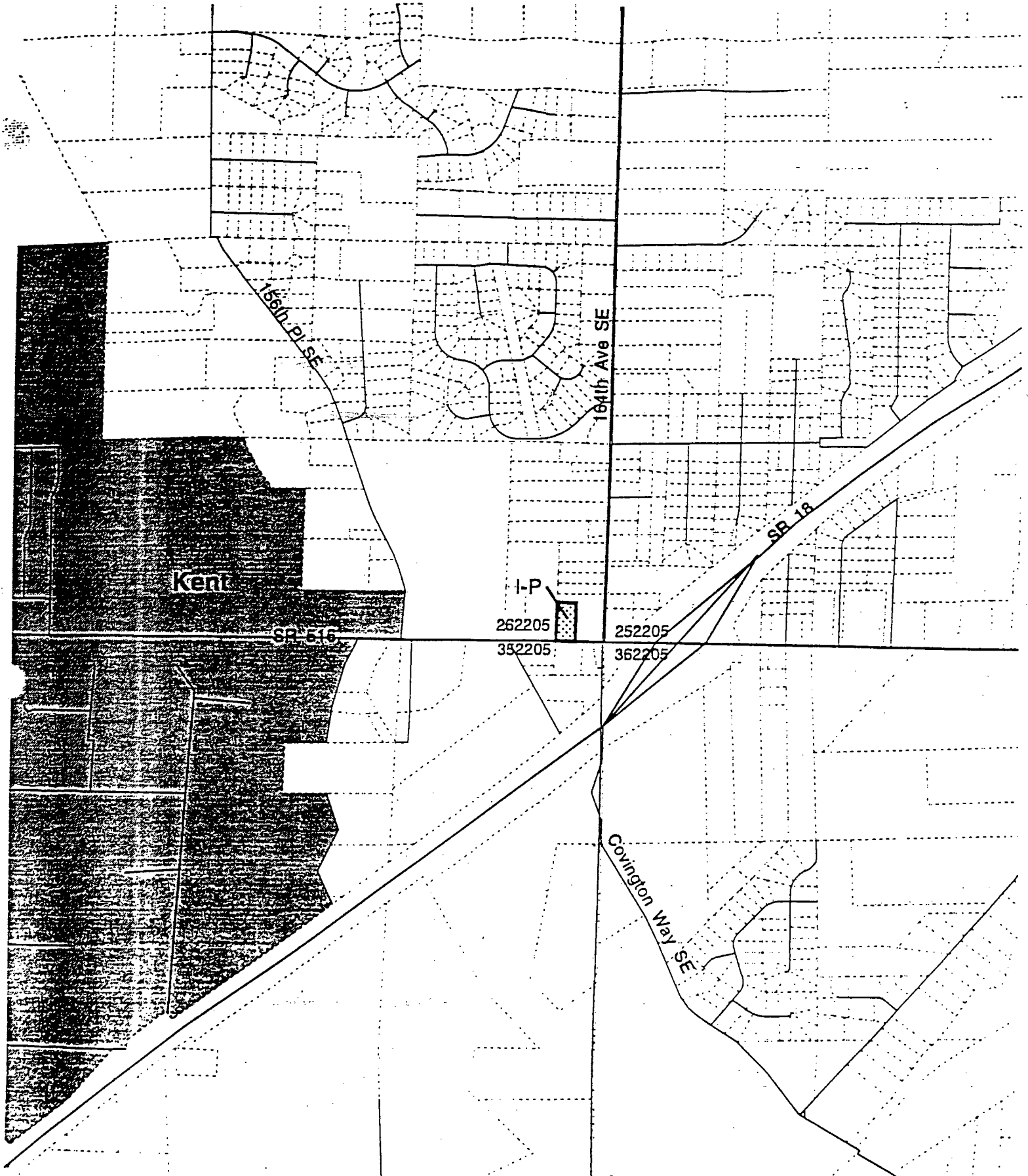
SC-P15. 204-84R (Ordinance 7583)
Soos Creek Community Planning Area


**Zoning Code
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SC-P16. 201-85R (Ordinance 7115)

1. Use of the subject property for motorcycle or automobile repair shall be wholly within an enclosed building. For sounds received within residential properties, the deviations authorized by KCC 12.88.030 shall not be permitted to occur between the hours of 10:00 p.m. and 7:00 a.m.
2. Oil and sediment separation facilities shall be provided to prevent pollutants from entering Little Soos Creek. These facilities must be provided during site clearing, as well as after site preparation is completed. Oil separation facilities must be sufficient to deal adequately with oil which may be placed on parking areas to control dust in dry weather.



 P-Suffix Area



SC-P16. 201-85R (Ordinance 7115)
Soos Creek Community Planning Area

**Zoning Code
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SC-P17. L92RZ009 (Ordinance 10970)

12824

1. Use and development of the subject property shall be limited to parking which is accessory to the neighboring medical clinics and to required landscaping, lighting, drainage, fencing, or other improvements necessary to support medical clinic accessory parking.
2. Access to the subject property from 97th Avenue SE is prohibited. Access to this parking facility shall be obtained from Talbot Road South only.



630 0 630 1260 Feet

 P-Suffix Area

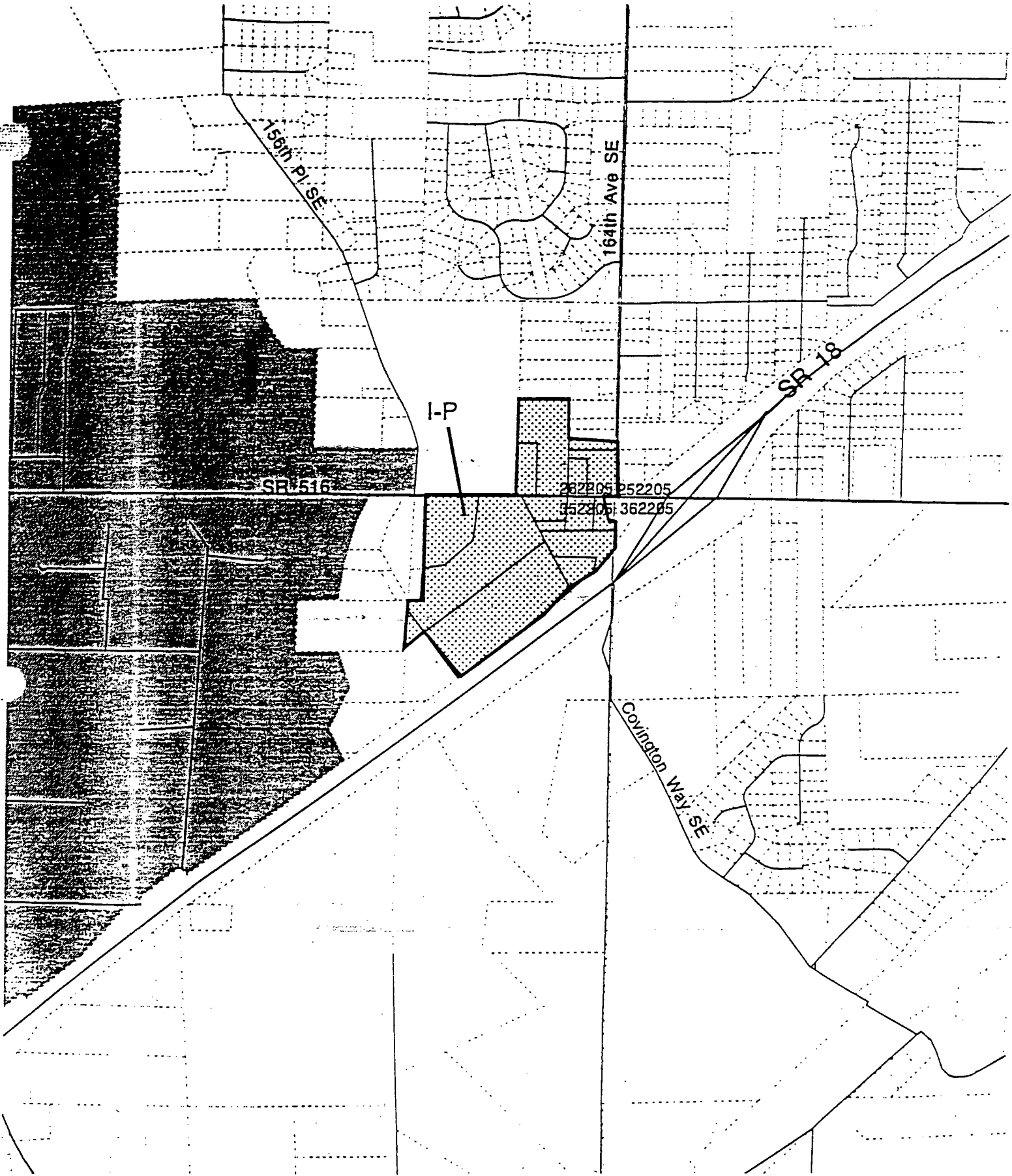
SC-P17. L92RZ009 (Ordinance 10970)
Soos Creek Community Planning Area




Zoning Code
Conversion
Phase Two

A. Study Area Specific Conditions:

1. The following uses permitted in the Industrial Classification are not permitted within the study area: dry cleaning plant/7216; industrial launderers/ 7218; automotive repair/753; automotive service/754; interim recycling facility/*; construction & trade/15 - 17: permitted provided heavy equipment and building materials may not be stored, parked nor repaired on site: heavy equipment & truck repair/*; food stores/54; auto supply stores/553; gasoline service stations/554; eating & drinking places/56; fuel dealers/598; chemicals & allied products/28; petroleum refining/2911; rubber & miscellaneous plastics products/30; primary metal industries/33; fabricated metal products/34; industrial & commercial machinery/35; heavy machinery & equipment/351 - 355; railroad equipment/374; guided missile & space vehicle parts/376; motor vehicle & bicycle manufacturing/*; aircraft, ship & boat building/*; tire retreading/7534; asphalt, concrete mixtures & block/251, 3271, 3273; landfill/*; transfer station/*; transit bus base/*. Propane, compressed natural gas & liquefied natural gas storage tanks serving multiple lots or uses from which fuel is distributed directly to individual users (subset of * utility facility). *For definition of this specific land use, see KCC 21A.06.
2. All conditions of the following classifications are hereby carried forward: 289-79R (SC-P11); 224-80R (SC-P12); ; 243-83R (SC-P14); 204-84R (SC-P15); and 201-85R (SC-P16).



630 0 630 1260 Feet

 P-Suffix Area



SC-P18. NPA 94-02 (Ordinance 11651)
Soos Creek Community Planning Area

**Zoning Code
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SC-P19. Aqua Barn (Source: Ordinance 12531, Amendment 9 to Attachment A)

1. Site development pursuant to the site's NB zoning shall comply with the following condition:

Prior to the issuance of a building permit, the director of the department of development and environmental services shall approve building design, materials and color. The following architectural design features shall be included:

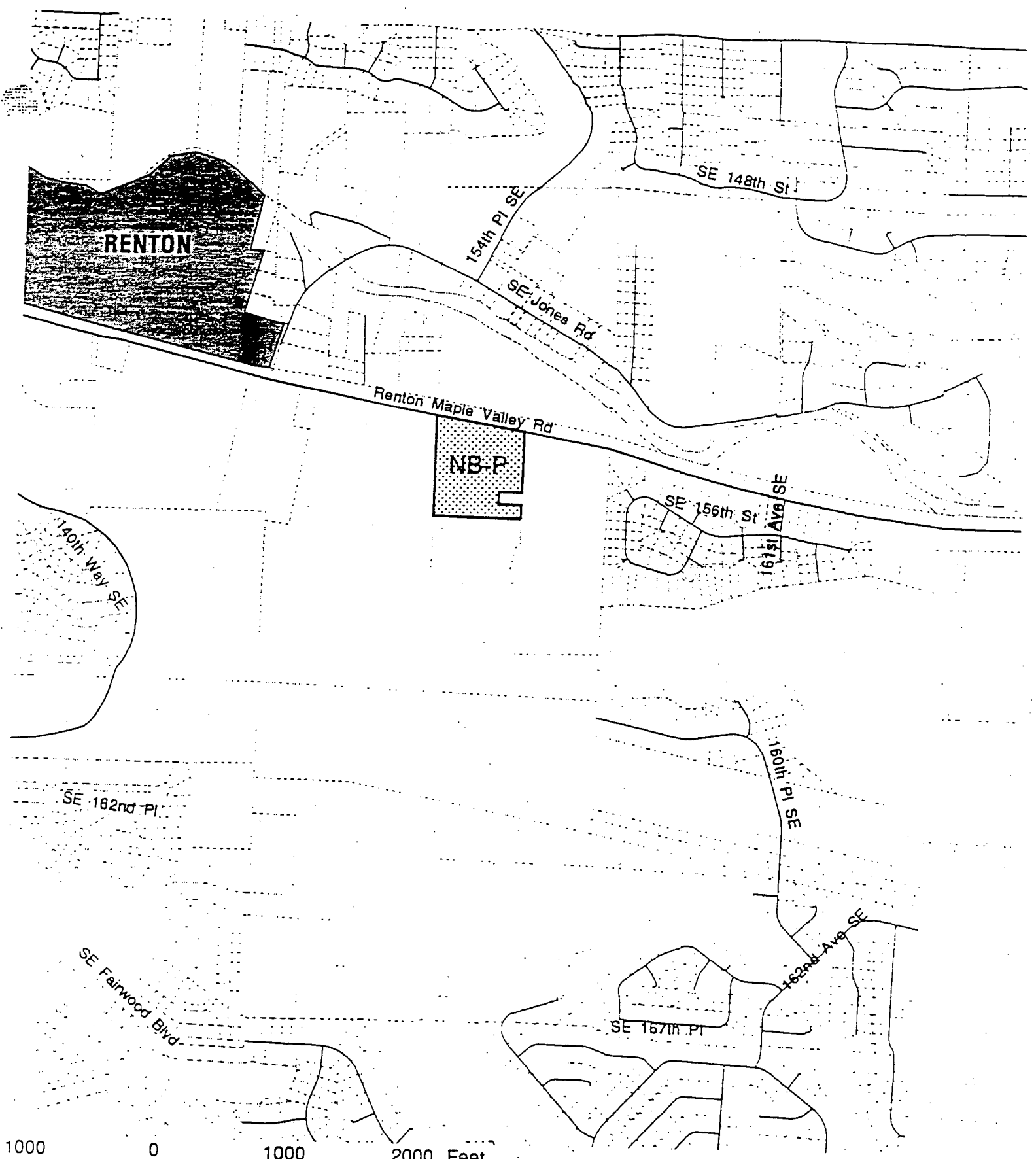
- a) Natural materials and accents on the buildings, such as wood or stone facades, wood cornices, or gables on pitched roofs;
- b) A focal point element such as a decorative clock tower, water tower or windmill;
- c) A colonnade along at least 50 percent of the front side of any food market, drug store and/or retail shop building(s).

2. Buildings and parking areas shall be set back not less than 20 feet from the right-of-way of SR-169. Building height shall be limited to a maximum of 35 feet.

3. Landscaping as required in King County Council 21A.16 shall include existing trees on the site wherever reasonable, especially within landscaped areas on east, west and north property lines.

4. Freestanding signs shall be limited to no more than three, as described in King County Council 21A.20.095, one at the intersection of SR-169 and 152nd Ave. SE, one elsewhere along SR 169, and one elsewhere along 152nd Ave. SE.

5. Prior to issuance of a building permit, the applicant shall dedicate to King County a permanent conservation easement covering the portion of the subject property zoned R-1 that has sensitive areas and associated buffers on it, to protect these areas from clearing and grading. This easement shall require the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The easement shall impose upon all present and future owners and occupiers of land habitat. The easement shall impose upon all present and future owners and occupiers of land subject to the easement, the obligation enforceable on the behalf of the public by King County, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged without the express permission from King County, which permission must be obtained in writing from the King County department of development and environmental services or its successor agency.



RENTON

NB-P

SE 148th St

154th Pl SE

SE Jones Rd

Renton Maple Valley Rd

SE 156th St

161st Ave SE

140th Way SE

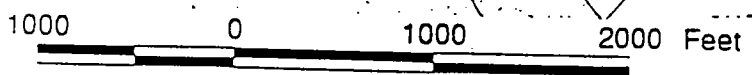
SE 182nd Pl

160th Pl SE

162nd Ave SE

SE 167th Pl

SE Fairwood Blvd



P-Suffix Area

**Executive Proposed Amendment to
Proposed Ordinance 96-263, Appendix A:
SC-P19. Aqua Barn**
Soos Creek Community Planning Area



**Zoning Code
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Tahoma/Raven Heights Planning Area Development Conditions

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TR-P1 Wilderness Village Property Group Three: CB-P (Source: Tahoma/Raven Heights Community Plan Area Zoning p 33.)

This zoning implements the community-scale commercial designation for Wilderness Village and establishes the following "P"-suffix (Site Plan Approval) conditions:

1. A local access street should be constructed, running north/south, between the right-of-way for SE 237th Street and the properties designated for multifamily and mixed use development to the south. The exact location of this road should be determined by the Department of Public Works. The following Development Guidelines taken from the Business District Development Guide show the approximate location of this proposed new road.
2. Sufficient right-of-way should be dedicated to meet County road standards. The standard for SR-169, a major arterial, is 50 ft from the centerline. The standard for Witte Road - 220th Ave. SE, a collector arterial, is 30 ft from the centerline.

