

Pre-Application Conference PRA2016-00282

Meeting Date: September 28, 2016

Request: The applicant requests a pre-application conference to discuss options to reconstruct and establish the Inglewood Hill Road Parking Lot into a 30-stall paved lot accessory to the East Lake Sammamish Trail, public restroom and kiosk, including an access ramp to serve the East Lake Sammamish Trail, and to develop 525 feet of the multi-use East Lake Sammamish trail (to replace an existing interim trail) in the City of Sammamish. A Shoreline Substantial Development Permit (SSDP) will be required to complete the proposed action.

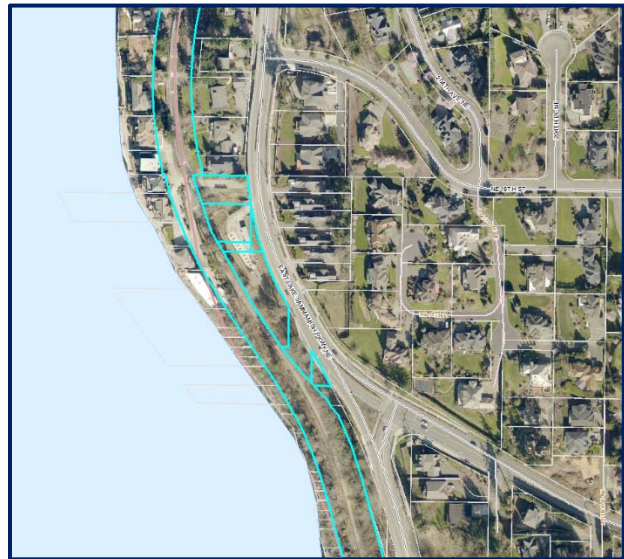


Figure 1 Subject Property

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

Project Location: The proposed East Lake Sammamish Trail – Inglewood Hill Road Parking Lot is located west of East Lake Sammamish Parkway NE and north of Inglewood Hill Road, Sammamish, WA south of Kokomo Drive. The property owned by the applicant is identified as King County Assessor Tax Parcel Numbers: 3575300260, 3575300340, 3575300365, 3575300370, 3575300460, & 2925069007.

Planning Comments – Lindsey Ozbolt, Associate Planner, P: (425) 295-0527, E: lozbolt@sammamish.com

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 below.
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.)

STANDARDS	RESIDENTIAL					
	URBAN RESIDENTIAL					
	R-1 ⁽¹³⁾	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)	30% (9)			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

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:
 - 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 525 feet of the East Lake Sammamish Trail, and establishment of a parking facility with pedestrian ramp, kiosk, and public restroom are permitted uses 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.



Figure 3 Shoreline Designation

4. Development of 525 feet 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. A parking lot accessory to the permitted shoreline use, in this case, public recreational use and structures, is a permitted use per SMC [25.07.010](#) – Table 25.07.010-1.
5. The parking facility shall 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. Parking within the shoreline jurisdictions shall be limited to parking facilities that directly serve a permitted shoreline use, such as waterfront regional trails, including on-street parking where otherwise allowed in SMC Titles 14 (Public Works and Transportation) and 21A. Parking as a primary use shall be prohibited.
 - f. 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.
 - g. Parking facilities shall be located and designed to minimize adverse environmental impacts including, but not limited to, the following:
 - i. Stormwater runoff; and
 - ii. Water quality and shoreline habitat; and
 - iii. Visual qualities; and
 - iv. Public access; and
 - v. Lake management districts regulated by Chapter [21A.50](#) SMC.
 - h. Parking is prohibited on structures located in, on or over water.
6. The development of 525 feet of East Lake Sammamish Trail, a pedestrian ramp, kiosk, and public restroom facilities shall meet SMC [25.07.090](#) Public recreational use regulations:
 - a. Public recreational development on public land is a preferred shoreline use 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. The following water-oriented public recreational structures are permitted waterward of the shoreline setback and building setback:
 - i. Public picnic shelters and similar facilities for water enjoyment uses; provided, that such structures are not located in wetland or stream buffers, or in, on or over water and that no structure exceeds 15 feet above existing average grade level.
 - d. Non-water-oriented public recreational development, including parking, restrooms and similar facilities, shall be located landward of the shoreline setback where feasible.
 - e. 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.
 - f. Public recreational developments shall include landscaping that uses native, self-sustaining vegetation.
7. Development of the proposed facilities 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](#).

8. 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
Single-Family Residential (SMC 25.06.020 and 25.07.080)				
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
Accessory structures (not ADU) (SMC 25.07.080)				
Height	10 feet	10 feet	10 feet	10 feet
Maximum footprint	200 square feet	200 square feet	200 square feet	200 square feet
Other structures outside shoreline setback				
Height	35 feet	35 feet	35 feet	35 feet
Footprint Maximum	None	None	None	None
Setbacks (SMC 25.06.020)				
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
Subdivision (SMC 25.07.050(7))				

C. Critical Areas:

1. Critical areas and required buffers may encumber all, or the majority of, the subject parcel such that development opportunities may be limited. If this is the case, SMC [21A.50.070](#) (2) describes the Reasonable Use Exception (RUE) process, which may be applicable to proposed development of one single family home if the criteria in SMC [21A.50.070](#) (2) can be met.
2. SMC [21A.50.070](#)(2) If the application of this chapter would deny all reasonable use of the property, the applicant may apply for an exception pursuant to this subsection:

- a. The director may approve alterations to critical areas, critical area buffers and setbacks to allow a reasonable use not otherwise allowed by this chapter when the following criteria are met:
 - i. The application of this chapter would deny all reasonable use of the property;
 - ii. There is no other reasonable use with less impact on the critical area;
 - iii. The proposed development does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site and is consistent with the general purposes of this chapter and the public interest; and
 - iv. Any alterations permitted to the critical area or buffer shall be the minimum necessary to allow for reasonable use of the property; and any authorized alteration of a critical area under this subsection shall be subject to conditions established by the department including, but not limited to, mitigation under an approved mitigation plan.

D. Land Use Decision Type:

1. Shoreline Substantial Development Permit (SSDP) is a Type 4 decision which is made by the hearing examiner. Type 4 decisions may be appealed to the State Shoreline Hearings Board.

Exhibit A

LAND USE DECISION TYPE

Type 1	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 ¹ ; variance from the requirements of Chapter 9.04 KCC as adopted by Chapter 15.05 SMC; shoreline exemption; approval of a conversion harvest plan; temporary homeless encampment permit ²
Type 2	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; commercial 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 ³
Type 3	Recommendation by director, hearing and decision by hearing examiner appealable to superior court	Preliminary plat; plat alterations; preliminary plat revisions; plat vacations; zone reclassifications ⁴ ; urban planned development; special use
Type 4	Recommendation by director, hearing and decision by hearing examiner appealable to the State Shoreline Hearings Board	Shoreline variances; shoreline substantial development permits (SSDPs) ; shoreline conditional use permits

Ordinance O2016-410 - Attachment A – Item 1
Amendments to SMC Title 20.05.020
June 7, 2016

Figure 4 Land Use Decision Types

D. Environmental Review

1. The proposed development was addressed in the East Lake Sammamish Trail Final Environmental Impact Statement (EIS) completed in May 2010.
2. SMC [20.15.080](#) Use of existing environmental documents – the procedures and standards of WAC [197-11-600](#) through [197-11-640](#) are adopted regarding use of exiting environmental documents.
3. This development proposal will require a new environmental review under the State Environmental Policy Act (SEPA) using the “incorporation by reference” provisions in WAC [197-11-600\(4\)\(b\)](#) and WAC [197-11-635](#).

E. Critical Areas Review

1. Erosion hazards near sensitive water bodies – Special district overlay. One of 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 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.



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

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.

F. Trails:

Development of 525 feet of the East Lake Sammamish Trail shall be consistent with the following development standards per SMC [21A.30.210](#):

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 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.

G. Parking:

For all nonresidential uses permitted in residential zones, the parking spaces shall be located on the same lot they are required to serve and at least a portion of parking areas shall be located within 150 feet from the nearest building entrance they are required to serve per SMC [21A.40.110\(1\)\(c\)](#). Parking for the disabled shall be provided in accordance with SMC [21A.40.060](#).

The minimum parking space and aisle dimensions for the most common parking angles are shown on Figure 6. For parking angles other than those shown on the chart, the minimum parking space and aisle dimensions shall be determined by the director. Regardless of the parking angle, one-way aisles shall be at least 10 feet wide, and two-way aisles shall be at least 20 feet wide. If dead-end aisles are used in the parking layout, they shall be constructed as two-way aisles. Parking plans for angle parking shall use space widths no less than eight feet six inches for a standard parking space design and eight feet for a compact car parking space design.

A Parking Angle	B Stall Width		C Curb Length	D Stall Depth	E Aisle One-Way Width Two-Way		F Unit One-Way Depth Two-Way	
	0	Min	8.0*	20.0*	8.0	12.0	20.0	**
Desired		8.5 9.0	22.5 22.5	8.5 9.0	12.0 12.0	20.0 20.0	29.0 30.0	37.0 38.0
30	Min	8.0*	16.0*	15.0	10.0	20.0	**	**
	Desired	8.5 9.0	17.0 18.0	16.5 17.0	10.0 10.0	20.0 20.0	42.0 44.0	53.0 54.0
45	Min	8.0*	11.5*	17.0*	12.0	20.0	**	**
	Desired	8.5 9.0	12.0 12.5		12.0 12.0	20.0 20.0	50.0 51.0	58.0 59.0
60	Min	8.0*	9.6*	18.0	18.0	20.0	**	**
	Desired	8.5 9.0	10.0 10.5	20.0 21.0	18.0 18.0	20.0 20.0	58.0 60.0	60.0 62.0
90	Min	8.0*	8.0*	16.0*	24.0	24.0	**	**
	Desired	8.5 9.0	8.5 9.0	18.0 18.0	24.0 24.0	24.0 24.0	60.0 60.0	60.0 60.0

*For compact stalls only.

**Variable with compact and standard combinations.

Figure 6 Minimum Parking Stall and Aisle Dimensions

Any parking spaces abutting a required landscaped area on the driver or passenger side of the vehicle shall provide an additional 18 inches above the minimum space width requirement to provide a place to step other than in the landscaped area. The additional width shall be separated from the adjacent parking space by a parking space division stripe.

The parking space depth may be reduced when vehicles overhang a walkway or landscaping under the following conditions:

- a. Wheelstops or curbs are installed;
- b. The remaining walkway provides a minimum of 48 inches of unimpeded passageway for pedestrians;
- c. The amount of space depth reduction is limited to a maximum of 18 inches; and
- d. Landscaping is designed in accordance with SMC [21A.35.060\(5\)](#).

Nonresidential uses in residential zones, parking is permitted in setback areas.

Lighting shall be provided for safety of traffic and pedestrian circulation on the site. It shall be designed to minimize direct lighting of abutting properties and adjacent streets and pursuant to the provisions of SMC [21A.30.230](#). The director shall have the authority to waive the requirement to provide lighting.

Parking lot design for nonresidential uses located in the R-1, R-4, R-6, and R-8 zoning designations shall be designed pursuant to the provisions of SMC [21A.30.240](#).

H. Design:

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.
4. Parking Lots. New parking lots for nonresidential uses, or parking lots that are expanded by more than 50 percent of the original parking lot area, shall:
 - a. Incorporate the following low impact development design into the parking lot design as follows:
 - i. Infiltration of all stormwater generated from the proposed parking lot is required. The director may authorize a reduction in infiltration required if the applicant demonstrates that infiltration is not feasible due to site-specific soil and/or geologic conditions.
 - ii. Required landscaping shall incorporate soil amendments. Soil amendments shall be comprised of a compost or soil amendment mix consistent with the adopted Sammamish Surface Water Design Manual.
 - iii. Incorporate any other low impact development technique required by Sammamish Surface Water Design Manual.
 - b. Incorporate a berm around the perimeter of the parking lot where adjacent to public right-of-way and neighboring properties, designed such that the berm height is no less than three feet above the highest elevation of the parking lot. The berm shall be maintained as needed to ensure the berm height is not diminished over time due to erosion or other causes. The director may authorize an alternative design to the berm that will provide an equivalent amount of screening for vehicle headlights and follow Crime Prevention Through Environmental Design (CPTED) principles.

I. 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.
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;
 - b. Schools are permitted one sign per school or school facility entrance, not exceeding 25 square feet and not exceeding six feet in height, which may be located in the setback. Two additional wall signs not exceeding 25 square feet attached directly to the school or school facility are permitted;

- c. Public agency facilities, including but not limited to civic centers, community centers, public agency offices, and public utility yards, are permitted two signs for each facility. Each sign shall be limited to a sign area of not more than 30 square feet and not exceeding a height of more than six feet for freestanding signs;
- d. Home occupation and home industry signs are limited to wall signs not exceeding six square feet.

J. 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;

Parking area landscaping shall be provided within surface parking areas with 10 or more parking stalls for the purpose of providing shade and diminishing the visual impacts of large paved areas as follows:

1. Commercial, industrial, or institutional developments shall provide landscaping at a rate of:
 - a. Twenty square feet per parking stall when 10 to 30 parking stalls are provided; and
 - b. Twenty-five square feet per parking stall when 31 or more parking stalls are provided;
2. Trees shall be provided and distributed throughout the parking area at a rate of:
 - a. One tree for every five parking stalls for a commercial or industrial development; and
 - b. One tree for every 10 parking stalls for residential or institutional development;

3. The maximum distance between any parking stall and landscaping shall be no more than 100 feet;
4. Permanent curbs or structural barriers shall be provided to protect the plantings from vehicle overhang; and
5. Parking area landscaping shall consist of:
 - a. Canopy-type deciduous trees, evergreen trees, evergreen shrubs and groundcovers planted in islands or strips;
 - b. Shrubs that do not exceed a maintained height of 42 inches;
 - c. Plantings contained in planting islands or strips having an area of at least 100 square feet and with a narrow dimension of no less than five feet;
 - d. Groundcover pursuant to SMC [21A.35.080](#); and
 - e. At least 70 percent of trees are deciduous.

K. 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 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;
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.

L. Applicable Codes:

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

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.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.30.230	Outdoor lighting
SMC 21A.30.240	Nonresidential use design standards
SMC 21A.35.030	Landscaping – Screen types and description
SMC 21A.35.060	Landscaping – Surface parking areas
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.40.060	Parking for the disabled
SMC 21A.40.110	Off-street parking plan design standards
SMC.21A.45	Development Standards - Signs
SMC.21A.50	Environmentally Critical Areas
SMC.21A.50.070	Exceptions
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 25.05.020	Shoreline environment designations
SMC 25.05.030	Shorelines of statewide significance – Lake Sammamish
SMC.25.07.010	Summary of uses, approval criteria, and process
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

Site Specific Comments:

1. Half street frontage improvements are required consistent with a minor arterial on E Lake Sammamish Parkway NE. The existing right of way is 60 feet wide and half street improvements have been constructed on the east side of the road. Additional right of way dedication is required to complete half street frontage improvements.
2. All utility cuts into the existing street shall include pavement restoration. The City intends to grind and overlay sections of E Lake Sammamish Parkway NE to mitigate for trench cuts that will have occurred with the Inglewood stormwater retrofit project. Additional grind and overlay, and coordination with the City's overlay will be required.
3. The southern ingress/egress is a concern since vehicles would not have any opportunity to circle back through the parking lot due to the existing median on E Lake Sammamish Parkway. Public Works suggests relocating the ingress/egress further to the north to allow left turn movements egressing from the parking lot. Alternatively, provide a turnaround on the southern end of parking lot such that a passenger vehicle can make a turnaround within the parking lot.
4. Provide sight distance analysis for each proposed ingress/egress.
5. Show appropriate driveway separation between existing Kokomo driveway and proposed parking lot driveways (75-ft separation required from driveway centerline to centerline consistent with PWS.15.170.B.1.)
6. Provide fire access consistent with Eastside Fire and Rescue requirements.
7. Analyze lighting on East Lake Sammamish Parkway NE to ensure no additional lighting is required consistent with Article V of Interim Public Works Standards. Lighting of proposed driveways may be required.
8. Existing vehicular access to properties located on E Lake Sammamish Parkway NE shall remain available throughout construction activities.
9. Retaining walls are considered structures and are required to meet building setback requirements.
10. Stormwater requirements are required consistent with the 2009 KCSWDM unless the application vesting is in 2017, which would then be required to be consistent with the pending 2016 adopted manual for the City of Sammamish.
11. The City is also in the process of updating the Public Works design standards, expected to be completed and in place at the beginning of 2017.

The Interim Public Works Standards can be found at the following website:

<http://www.sammamish.us/files/document/2366.pdf>

Variation Process:

Any variation from the above standards and any other standards not discussed in this meeting may be formally presented in a letter addressed to the City Engineer. The variation letter should address all items listed in the PWS.10.170 in order to be seriously evaluated.

**Sammamish Plateau – Jay Regenstreif, Planning Engineer, P: (425) 392-6256,
E: jay.regenstreif@spwater.org**

A. Water –

1. Tax Parcels 357530-0260, 0340, 0365, 0370, 0460 are used as a parking area and do not currently have water service from the District. The parcels may have previously obtained water service from a private water system.
2. There is an 8-inch water main in East Lake Sammamish Pkwy on the east side of the Tax Parcels
3. There is an 8-inch water main stub crossing East Lake Sammamish Pkwy north of Tax Parcel 3575300340. It does not extend west of the right-of-way.
4. A water meter setter is installed in East Lake Sammamish Pkwy adjacent to Tax Parcel 3575300260.

B. Sewer –

1. Tax Parcels 357530-0260, 0340, 0365, 0370, 0460 are used as a parking area and do not currently have sewer service from the District.
2. There is a 3-inch low-pressure sewer main in East Lake Sammamish Pkwy on the east side of the Tax Parcels. This 3-inch main extends west across Tax Parcel 3575300340 to the East Lake Sammamish Trail, and south along the west side of the trail providing sewer service to four lakefront properties (Tax Parcels 3575300245, 3575300230, 3575300200 and 3575300190).
3. There is a storm drainage system in the current parking area and several proposed walls that must be considered in design and location of the water and sewer facilities.
4. 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.

C. General Water Requirements:

1. Locate and retain the existing water meter setter previously installed for the property.
2. If the existing meter setter location is not used, the existing setter must be abandoned to the main.

3. Easements will be required for all District water facilities located outside of public right-of-way. District standard easement forms will be used. The minimum easement width considered will be 15-feet.
4. Irrigation meters, separate from domestic meters, for landscape watering are required. Each irrigation meter must have a double check valve assembly (DCVA) backflow prevention device directly behind the meter.
5. Backflow prevention devices must be installed for irrigation systems.
6. If the irrigation system or other water system uses an alternative water supply source, such as rainwater harvesting, that system must be separated from District supplied systems. Supplemental water supply provided by the District to these systems must utilize an air-gap and other backflow-prevention devices required by the District.

D. General Sewer Requirements:

1. Connect to the existing low pressure main using the existing connection box adjacent to Tax Parcel 3575300260.
2. If the existing connection box location is not used, the existing connection must be abandoned to the main.
3. Properties connecting to the low-pressure sewer main will use District standard Grinder Pump Systems, and execute associated Maintenance Agreements.
4. Easements will be required for all sewer facilities located outside of public right-of-way. District standard easement forms will be used. The minimum easement width considered will be 15-feet.
5. There are existing sewer facilities that cross and are located in the vicinity of the East Lake Sammamish Trail and the properties being developed through this project. These sewer facilities must be located and protected during the work and remain accessible for operation, maintenance and replacement once the project has been completed. Location of the existing facilities with respect to the several proposed walls and rockeries will need to be verified.

E. General Development Requirements:

1. Enter into a Developer Extension Agreement (DEA) with the District. The application is available on the District's website www.spwater.org. Select Builders/Developers and Water and/or Sewer Service for a Development for the page with the link and also the DEA process.
 - a. *If the only work will be associated with connection to an existing meter setter and sewer collection box, King County may request the District consider waiving the DEA requirement. However, if there are adjustments to any facilities required due to work other than service connections, the DEA will still be required.*

2. Pay applicable District fees - to be determined, fees are subject to change at any time without prior notification, and depend on the scope of the project. Fees are based on a ¾” meter; larger meters cost more.

DEA Fees		
Application Fee	\$1,000 – Paid with Application for DEA	
Development Services Fees	\$10,000 deposit – Paid upon provision of DEA signed by the Developer to the District. [Deposit will be refunded upon successful completion of the project including payment of all other fees.] Monthly Invoices for work done the preceding month (time and materials) to be paid within 30 days. Note that plans currently call for a 1-inch meter (2.5 ERUs), but that may be larger than is necessary for a restroom.	
Connection Charges – Paid during course of DEA project		
	Water	Sewer
GFC per ERU ¹	\$4,988.00	\$3,870.00
GFC 1.5% excise tax/ERU	\$74.82	\$58.05
LFC ² East Lake Sammamish Pkwy	Assessed in ULID 18	Assessed in ULID S-12 for 2 ERUs Base Assessment 1 ERU Local Assessment
LFC 1.5% excise tax	0.00	0.00
Meter Drop Fee, per lot, ¾”	\$425.00	
Regional Capital Facility Charge, per ERU ⁴	\$ 6005.00	
RCFC 1.5% excise tax/ERU	\$90.08	
Side Sewer Permit, per non-single family side sewer		\$300.00

¹ General Facility Charges (GFCs), based on ¾” meter.

² Local Facility Charges (LFCs)

³ Not available for purchase until completion of the DEA and its acceptance by the District.

⁴ Regional Capital Facility Charges (RCFCs), based on ¾” meter.

3. The developer or builder is responsible for paying the sewer King County Capacity Charge directly to King County for each lot beginning at the time of side sewer connection.

The information provided at the pre application conference is intended for use in preparation of a land use, building, or clearing and grading permit application. The City’s review is based upon the information provided by the applicant prior to the pre application conference, the current Sammamish Municipal Code, and various other data sources. Please note that the Sammamish Municipal Code is subject to change. While care has been taken to ensure the accuracy and completeness of the information provided, the City of Sammamish assumes no responsibility or liability for any errors or omissions in this information. Therefore, it is recommended that, prior to submitting an application, please determine whether any changes to City Code or regulations have occurred since the date of your pre application conference. Please note: Pre Application fee is not credited towards future permit review / activity.