AGENDA

City Council
Joint Study Session/Parks & Recreation Commission

6:30 pm – 9:30 pm
December 9, 2008

Call to Order

Public Comment

Note: *This is an opportunity for the public to address the Council. Three-minutes limit per person or 5 minutes if representing the official position of a recognized community organization.*

Topics

- **Evans Creek Preserve** *(30 minutes)*
- **Sammamish Landing Review of Master Plan Alternatives** *(30 minutes)*
- **Parks Bond/Parks Levy Discussion** *(30 minutes)*
- **2009 Docket Requests** *(30 minutes)*

Council Reports

City Manager Report

Adjournment

City Council meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.

AGENDA CALENDAR

December 2008			
Tues 12/09	6:30 pm	Joint Meeting Parks & Recreation Commission	Evans Creek Preserve: Draft Long Term Strategy Plan Sammamish Landing Review of Master Plan Alternatives Parks Bond/Parks Levy Discussion 2009 Docket Requests
Mon 12/15	6:30 pm	Study Session	Presentation: City Hall Clock Planning Commission Interviews Parks Commission Interviews Annual Growth Report/King County Update: Code Interpretation Ordinance Discussion: Master Fee Schedule Update Discussion: SE 20th Street
Tues 12/16	6:30 pm	Regular Council Meeting	Ordinance: Public Hearing First Reading Code Interpretation Ordinance: Public Hearing First Reading Minor Code Amendments Ordinance: Public Hearing First Reading Code Blocks Second Reading: Historic Preservation Ordinance Second Reading Ordinance accepting Camden Park 60% Ordinance: Second Reading Hours of Construction Approval: Human Services Grants Planning Commissioner Replacement Appointment Parks Commissioner Replacement Appointment Discussion: ELSP Update Bid Award: ELSP Project ELSP Construction Management/ Contract: Sports Turf Field Maintenance/Northwest (consent) Contract: Parks Landscape Maintenance/Total (consent) Contract: Parks Custodial Maintenance Services/ (consent) Bid Award: 2009 Sidewalk Repairs (consent) Amendment: Hazardous Waste Grants/King County Resolution: Master Fee Schedule Interlocal: Lake Monitoring Services/King County Contract: Legal Services/Kenyon Disend (consent) SYB Liaison: attending meeting Cities Insurance Associates of Washington Interlocal Agreement Resolution: Cities Insurance Association of Washington Membership Resolution: SE 20th Street Scope of Work Interlocals: SPWSD
January 2009			
Tues 01/06	6:30 pm	Regular Council Meeting	Public Hearing: Emergency Ordinance amending Wireless Code Ordinance: Second Reading Code Interpretation Ordinance: Second Reading Minor Code Amendments Ordinance: Second Reading Code Blocks Elections: Mayor and Deputy Mayor Planning Commission Recommendation: Shoreline Master Plan Contract: Maintenance Facility Design/TCF Architects
Tues 01/13	6:30 pm	Study Session	**Discussion: Eastside Fire & Rescue**
Mon 01/19			**Martin Luther King Day (City Offices Closed)**
Tues 01/20	6:30 pm	Regular Council Meeting	
Jan 22-24		Council Retreat	
February 2009			
Tues 02/03	6:30 pm	Regular Council Meeting	

Tues 02/10	6:30 pm	Study Session	
Mon 02/16			**President's Day (City Offices Closed)**
Tues 02/17	6:30 pm	Regular Council Meeting	
March 2009			
Tues 03/03	6:30 pm	Regular Council Meeting	Public Hearing/First Reading Annexation of Camden Park Public Hearing/First Reading Shoreline Master Plan Update
Tues 03/10	6:30 pm	Study Session	Sammamish Landing: Review of Preferred Master Plan
Mon 03/16	6:30 pm	Study Session	Joint Meeting with Planning Commission
Tues 03/17	6:30 pm	Regular Council Meeting	Public Hearing/Second Reading Shoreline Master Plan Update
April 2009			
Tues 04/07	6:30 pm	Regular Council Meeting	
Tues 04/14	6:30 pm	Study Session	
Mon 04/20	6:30 pm	Study Session	
Tues 04/21	6:30 pm	Regular Council Meeting	
May 2009			
Tues 05/05	6:30 pm	Regular Council Meeting	
Tues 05/12	6:30 pm	Study Session	
Mon 05/18	6:30 pm	Study Session	
Tues 05/19	6:30 pm	Regular Council Meeting	
June 2009			
Tues 06/02	6:30 pm	Regular Council Meeting	
Tues 06/09	6:30 pm	Study Session	
Mon 06/15	6:30 pm	Study Session	
Tues 06/16	6:30 pm	Regular Council Meeting	
July 2009			
Tues 07/07	6:30 pm	Regular Council Meeting	
Tues 07/14	6:30 pm	Study Session	
Mon 07/20	6:30 pm	Study Session	
Tues 07/21	6:30 pm	Regular Council Meeting	

To Be Scheduled	To Be Scheduled	Parked Items
Resolution: Adopting Evans Creek Preserve Master Plan **Approval**: Non-Motorized Project Priority List Street Lighting Standards Revision Storm Drainage Manual Update	**Resolution:** Pine Lake Water Quality Plan **Contract:** Louis Thompson Basin Plan Design (Jan 2007) **Contract**: NPDES Phase II Permit Gap Analysis **Public Hearing Second Read**: Ordinance Code Interpretation Amendment **Resolution:** Acceptance South Pine Lake Route Project	

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Events

[**Add Event**]

<< November **December 2008** **January >>**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 5:30 p.m. **Holiday Event**	2 6:30 p.m. **City Council Meeting**	3 6 p.m. **SE 20th Street Non-motorized Improvement Project Public Meeting**	4 6 p.m. **Planning Commission Meeting**	5	6
7	8	9 6:30 p.m. **Joint Meeting: City Council, Parks & Recreation Commission**	10	11 6 p.m. **Sammamish Youth Board Meeting** 6:30 p.m. **Open House for subbasin planning**	12	13
14	15 6:30 p.m. **Arts Commission Meeting** 6:30 p.m. **City Council Study Session**	16 6:30 p.m. **City Council Meeting**	17	18 6 p.m. **Planning Commission Meeting**	19	20
21	22	23	24	25 8 a.m. **Christmas** **City offices closed**	26	27
28	29	30	31			

List View

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Last updated Dec 04 2008

Memo

To: Ben Yazici, City Manager

From: Kamuron Gurol, Director of Community Development

CC: Melonie Anderson, City Clerk

Date: December 5, 2008

Re: 2009 Comprehensive Plan Amendment Docket Requests

Consistent with SMC 24.25.070, the Community Development Department solicited suggestions from the general public and city departments for potential amendments to the Sammamish Comprehensive Plan for the 2009 amendment cycle. The code requires the department to forward to the City Council a complete list of all potential amendments with an initial staff response by the first business day of December each year. This memo is that transmittal.

The submittal window ran from September 1 through September 30, 2008. The submittal opportunity was advertised on the city webpage and in the newsletter. Staff received two resident-proposed comprehensive plan amendments. No other amendments were proposed by city departments. The following is a summary of potential amendments with initial staff responses:

<u>Resident Initiated:</u>

1. **Glenn, Bain, Hines and Berhold / Proposed Pine Lake Village Subarea Plan:** The applicant is requesting a subarea plan be completed for the Pine Lake Village Community Center, and specifically land use re-designations from R-4 to Office or R-18 for four properties totaling approximately 5.8 acres, accessed off of SE 29th Street and 224th Place SE. The applicant indicates the reason for the requested amendment is to allow for more consistency of uses surrounding the area.

Staff Response: This is the second request for a comprehensive plan amendment at this location. In 2006 the city received a request to rezone the Jeff Glenn property from R-4 to Office or R-18. At that time the city reported to the applicant that a rezone would be appropriately accompanied by a subarea plan for the area. The applicant is requesting such a plan be completed by the City.

The subject parcels are located adjacent to, but outside of, the boundary of the Pine Lake Community Center designation. The city comprehensive plan calls for a subarea plan to be completed for the area, and allows for an expansion of the designation when it can be demonstrated that conditions have changed, and there is a demonstrated community need. The proposal for the Glenn, Bain, Hines and Berhold properties would be reviewed for consistency with all comprehensive plan policies.

2. **Tom Rizzo View Preservation/Corridors:** The applicant is requesting the city to develop new policies and regulations regarding view preservation/corridors for both private and public property. The new language would allow a property owner to maintain woodland landscape but not infringe on the views of surrounding properties. The applicant has proposed establishing a specific process in the ordinance for resolving view corridor disputes involving: a) a voluntary agreement, b) King County Dispute Resolution Center mediation and c) a city hearing examiner decision. The proposal is based on an existing view ordinance adopted by the City of Clyde Hill in 1991.

Staff Response: View preservation/corridor disputes are not currently regulated or resolved through the City, and are instead resolved through agreements between property owners. Staff does not recommend that the City assume this additional regulatory responsibility. Policy language for the preservation of all views and corridors was not anticipated as part of the 2009 Community Development work program.

As an alternative to a view corridor ordinance and code enforcement, the City may be able to refer citizens to the King County Dispute Resolution Center, item b above. The Center provides free-of-charge trained conciliators and mediators who act as neutral third parties to help people resolve neighborhood disputes. As neutral third parties, the Center does not impose settlements on parties, and they do not take sides. Instead, they guide people through the process of resolving their dispute and finding a solution that works for everyone involved.

Susan C.

September 19, 2008

Mr. Kamuron Gurol
Director – Community Development
City of Sammamish
801 228th Avenue SE
Sammamish, WA 98075-9509

Dear Kamuron:

We are the group of property owners adjacent to the Pine Lake Center and Sammamish Park and Ride. Our properties are bordered by SE 29th Street on the north, SE Pine Lake Road on the south, Pine Lake Dental Medical Center on the east, and 224th PL SE on the west. A diagram depicting our properties is attached. We are writing you to request your immediate consideration in changing the zone classification of our properties. With the development of the Park and Ride that included the Transit Access Road and reconfiguration of the intersection at 228th Avenue and SE 29th Street, our properties have become somewhat disenfranchised with the single family properties around Pine Lake. Our properties now have more affinity with the Pine Lake and Transit Centers than with the single family homes to the west. The recent development surrounding our properties makes a very good case for considering a denser zone classification to allow for multi-family or even mixed use development. Higher density residential development would provide the necessary transition from the commercial enterprises to the east to the R-4 residential development to the west. Additionally, higher density zoning will provide an opportunity for a greater number of future residents to take advantage of the Transit Center and close proximity of local businesses.

As you recall, Sammamish Properties applied for a Comprehensive Plan Amendment in September 2006, requesting a zoning change to Office or R-18. Your recommendation to the Council was to hold that application until the Town Center planning was complete and to consider the request at the time the City did the sub-area planning for the Pine Lake Center. We understand the planning process takes 2-3 years and either the Pine Lake Center or Sammamish Highlands will be considered in the next budget cycle. During the January 2007 Council meeting when you made your recommendation regarding Sammamish Properties, there was additional discussion about what the impact would be if the Sammamish Highlands sub-area was selected before Pine Lake Center. There appeared to be significant support from the Council that it would not seem reasonable to delay a decision regarding Sammamish Properties for another 2-3 years if the City chose to work on Sammamish Highlands first. Our impression has been that the City would prefer to deal with zone reclassification at the time the sub-areas are reviewed as opposed to individuals or groups submitting applications for Comprehensive Plan amendments.

Most recently, Bruce Bain and Jeff Glenn met with Emily Arteche and Susan Cezar regarding Bruce's desire to have his property reclassified as well. During that meeting, they discussed sub-area planning versus Comprehensive Plan amendments and came to the conclusion that it makes sense for this to happen in conjunction with the City's plan for the Pine Lake Center. Since that meeting, we have met as a group of property owners and now are jointly asking for your help and support. We are requesting the City complete its sub-area planning for the Pine Lake Center in the upcoming budget cycle and consider our joint request for zone reclassification. To that end,

we would like a meeting with you to better understand how we can make our request a reality. We will be contacting you in the next few weeks to schedule a time for us to meet.

In the meantime, if you have any questions or require additional information regarding our request, feel free to contact Jeff Glenn at 206-478-3069, e-mail jglenn@qwest.net, Bruce Bain at 206-919-7500, e-mail thebainteam@hotmail.com, or any of the other property owners listed below.

Sincerely yours,

Jeff Glenn
on behalf of Sammamish Properties
22629 SE 29th Street
Sammamish, WA 98076
Parcel #6795100680

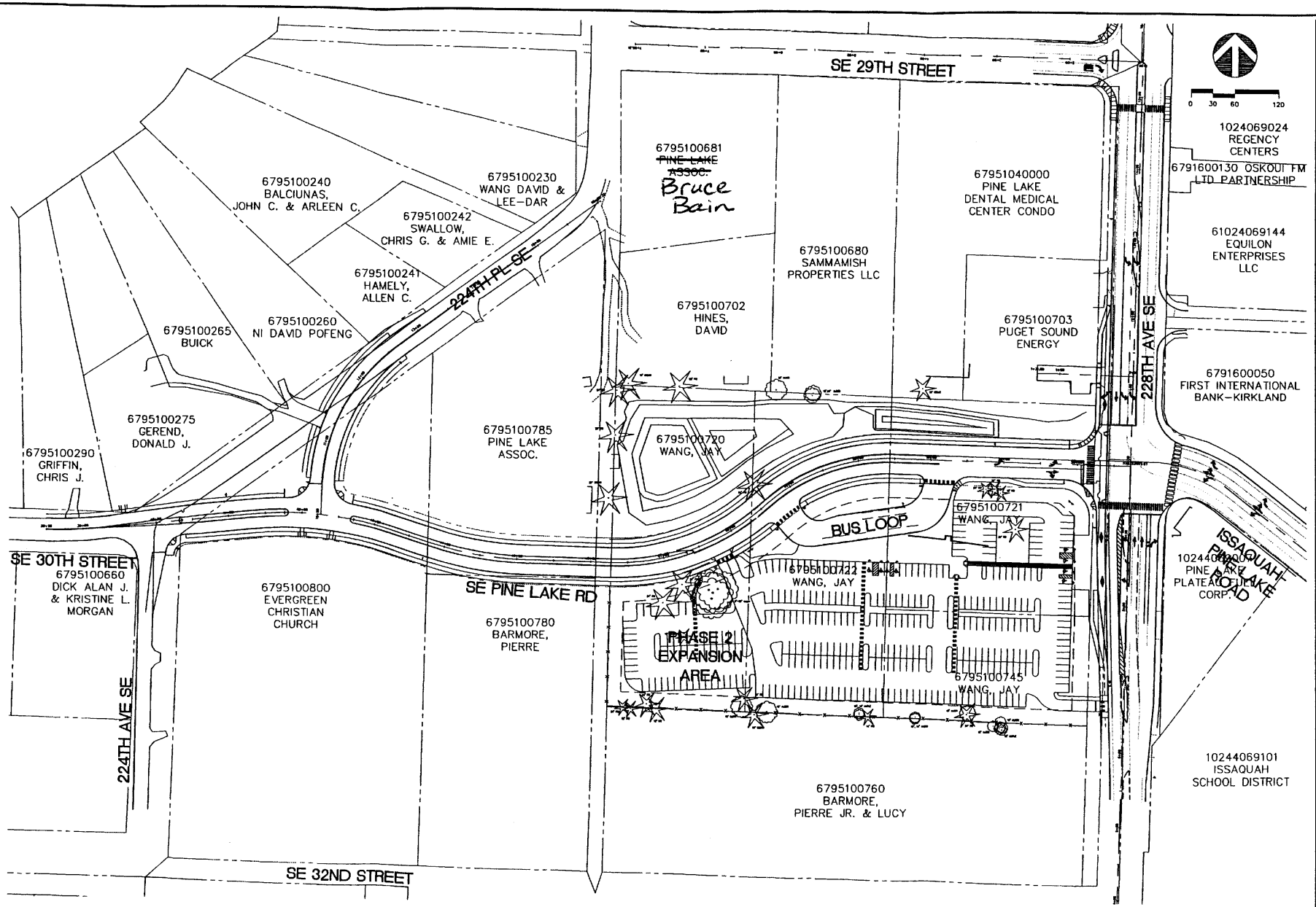
Bruce Bain
22611 SE 29th Street
Sammamish, WA 98075
Parcel #6795100681

David and Lina Hines
2924 224th PL SE
Sammamish, WA 98075
Parcel #6795100702

Cori Berhold
on behalf of Pine Lake Associates
2932 224th PL SE
Sammamish, WA 98075
Parcel #6795100785

Copies to: Susan Cezar, Emily Arteche, Sammamish City Council Members

Attachments (1)



CITY OF SAMMAMISH

PINE LAKE TRANSIT ACCESS ROAD SITE PLAN

City of Sammamish

DAVID EVANS AND ASSOCIATES INC.
415 - 118th Avenue SE
Bellevue Washington 98005-3518
Phone: (425) 519-6500

REVISIONS:	APPD.

DATE: 08/04
DESIGN: VXV
DRAWN: GMW
CHECKED: JMST
REVISION NUMBER:

SCALE: AS SHOWN

PROJECT NUMBER: COSA0000-0001

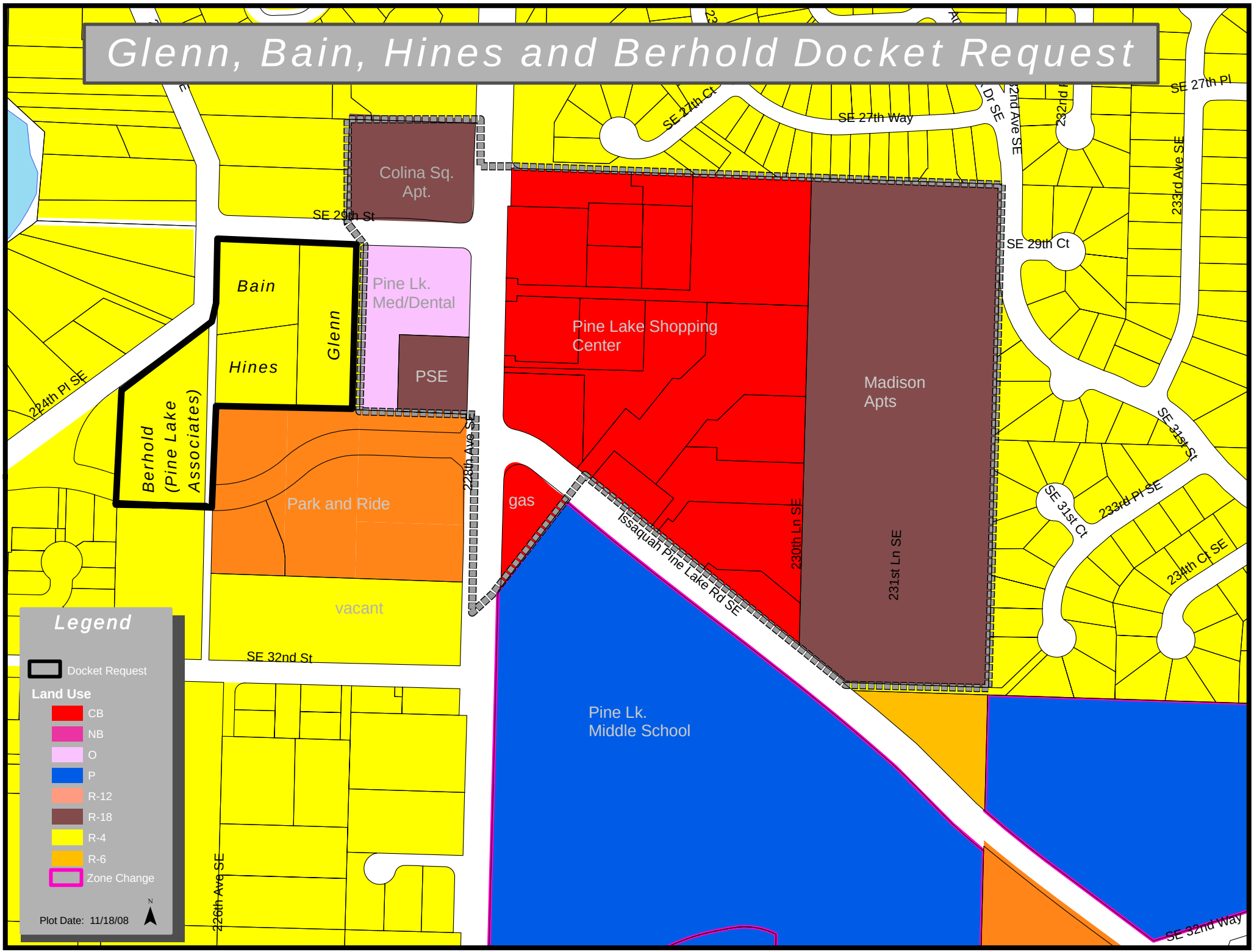
DRAWING FILE: SITE_PLAN_AERIAL_01.dwg

SHEET NO.

OF

GMW 09/10/04 2:33pm - P:\c\COSA0000-0001\03000cadd\34011dwg\PROJECT OVERVIEW\SITE_PLAN_AERIAL_01.dwg

Glenn, Bain, Hines and Berhold Docket Request



Memo

To: City Council

From: Kamuron Gurol

Date: December 5, 2008

Re: Existing Comprehensive Plan "View" Goal/Policies

Tom Rizzo is requesting the city to develop new policies and regulations regarding view preservation/corridors for private property. The city currently only has one goal and five polices regarding public views and no goals/policies for private views. The following is a complete list existing Comprehensive Plan policies on view preservation/corridors.

LUP-3.11 Community design standards, zoning and development regulations should encourage:

a. Incorporation of the natural site characteristics,
b. Compatibility with surrounding uses,
c. Buildings of a scale and character appropriate to the site,
d. Building variety while providing for designs that reflect the distinctive local character, the context of the site and the community's historical character and natural features,
e. Building setbacks and orientations appropriate to the site and use,
f. The use of landscaping to enhance building and site appearance,
g. Efficient pedestrian and vehicular circulation movement,
h. Reducing the impact of motorized transportation,
i. Creating usable open space, community space and community facilities,
j. Reducing visual clutter through sign regulation and view preservation; and
k. Impervious surface limitations, site access control, alternate parking lot configurations and other standards.

GOAL LUG-12: Preserve scenic corridors and natural vistas.

LUP-12.1 The City shall identify scenic view areas. These areas should be areas of public importance and natural vistas.

LUP-12.2 Additional scenic view areas should be designated upon annexation to the City.

LUP-12.3 The City shall identify corridors associated with scenic view areas and should develop regulations to protect and enhance these corridors.

LUP-12.7 The City should consider establishing a program to acquire property for public purposes consistent with the policies of this comprehensive plan. This evaluation should include consideration of the feasibility of both fee simple acquisition and the acquisition of development rights, as well as identification of potential funding sources, grants, and gifting strategies. Priorities for acquisition may include:

a. Protection of environmentally sensitive areas,
b. Preservation of view corridors,
c. Preservation of parcels that convey a unique sense of the community's character or historical tradition,
d. Parcels to provide breaks in development patterns along designated arterials,
e. Passive and active recreation opportunities.

Applicant Name: Tom Rizzo

Applicant Address:
19933 NE 42nd Street
Sammamish, WA 98074

Applicant Phone: 425 822 0776 (H) 425 941 2982 (C)

Applicant Email: thomriz@microsoft.com

Questionnaire Responses

1. Describe the proposed change;

-> The proposed change is to add more language to the comprehensive plan around view perseveration and view corridors for homeowners that respect a property owner's right to maintain his woodland landscape while not infringing on the views of his immediate neighbors. The change would establish a specific process of resolving situations where the growth of one or more trees on a neighboring property unreasonably obstructs the view of a particular property. This change would require the complainant to make all efforts with their neighbor in an attempt to work out a solution as to a tree height and trimming schedule amenable to both parties. If these efforts fail, the complainant is next required to contact the King County Dispute Resolution Center and allow them to try to mediate a settlement. If both of these options fail, then the complainant may contact City Hall and receive an application packet with information explaining what needs to be done to bring the matter before the Hearing Examiner/Independent Contractor for settlement.

The language change proposed would be similar to language contained already in other Washington State plans/ordinances such as the Clyde Hill ordinance located at http://www.clydehill.org/main/doc_library/Overview of View Ordinance.doc (Exhibit A) and attached to this application. Areas along the hillside and hilltop of Sammamish have commanding views of the mountains, Lake Sammamish, and surrounding communities. Clyde Hill passed a view preservation ordinance in 1991. Their citizens have become aware of the ability to restore lost views as well as the need to maintain current views. Since Sammamish is a newer city some of the Clyde Hill ordinance language may not be completely applicable but the Clyde Hill ordinance provides a good starting point for drafting language for Sammamish to adopt. In order to maintain the unique beauty of our landscape as well as property values in Sammamish, view corridors must be protected and maintained.

This proposed change would cover both private and public lands so that citizens could work with the city on city owned property to help establish and maintain their view corridor.

In Sammamish, we are blessed with a beautiful, family friendly, small town, environmentally conscious place to live. Part of this proposal is to help maintain some of the mainstay characteristics that make

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Sammamish a great place to live, in particular stunning vistas, beautiful lake views and natural greenery and landscapes.

Finally, Clyde Hill does provide some other guidance which would be a non-goal of this proposed change that has detailed implementation around landscaping, plant selection and other subjects. This documentation is located at the following address - http://www.clydehill.org/main/doc_library/LANDSCAPING FOR VIEW PRESERVATION.doc (Exhibit B)

2. Describe the anticipated impacts of the change, i.e., geographic area affected

and issues presented;

-> There are no major anticipated changes associated with this change besides giving guidance around view preservation and a process for remediation. The proposed change will take into account views of the lake, Seattle, mountains and other scenic vistas seen from Sammamish. Exhibit C has an image of possible view corridors overlaid on the Sammamish city map.

3. Describe why the existing comprehensive plan guidance in effect or the

existing criteria is no longer applicable;

-> The Land Use guidance today has some information around maintaining and prioritizing preserving scenic corridors and natural vistas but has no details on how to do this beyond a City only context. Scenic corridors and natural vistas are also a critical part of the individual citizens draw to living in Sammamish, maintaining property values, and the comprehensive plan guidance should address this need which it does not today. Looking at Goal LUG-12 (Preserve scenic corridors and natural vistas) under LUP-12.7, there is guidance on how the city will put together a program to acquire property prioritized for preservation of public view corridors but the plan does not address citizen guidance for individual view corridors and process for maintenance of these corridors.

In particular, the key area is LUG-12 especially LUP-12.3 and LUP-12.7 shown below.

GOAL LUG-12: Preserve scenic corridors and natural vistas.

LUP-12.3 The City shall identify corridors associated with scenic view areas and should develop

regulations to protect and enhance these corridors.

LUP-12.7 The City should consider establishing a program to acquire property for public purposes

consistent with the policies of this comprehensive plan. This evaluation should include consideration of the feasibility of both fee simple acquisition and the acquisition of development rights, as well as identification of potential funding sources, grants, and gifting strategies. Priorities for acquisition may include:

a. Protection of environmentally sensitive areas,

b. Preservation of view corridors,

c. Preservation of parcels that convey a unique sense of the community's character or historical tradition,

d. Parcels to provide breaks in development patterns along designated arterials,

e. Passive and active recreation opportunities.

In addition, the proposed change would meet the needs of LUG-3, 6, 7, 8, 9, 10 and 11 by helping to preserve Sammamish's character, distinctive environment, attractive views and the character of the neighborhoods, natural greenscapes/views and property values.

GOAL LUG-3: As new development occurs, preserve Sammamish's character, human scale and neighborhood quality.

GOAL LUG-6: Promote development design that encourages attractive, functional, and distinctive environments which reinforce a sense of community.

GOAL LUG-7: Encourage land use patterns that promote walkability, diversity, and creativity.

GOAL LUG-8: Respect the character, integrity, and unique qualities of existing neighborhoods.

GOAL LUG-9: Preserve and enhance the natural features and historic, cultural and archeological resources of the community.

GOAL LUG-10: Preserve trees and other natural resources as integral components of

the community's overall design.

GOAL LUG-11: Promote the use of greenscape as an important physical and visual

element of site development.

4. Describe how the amendment complies with GMA goals/requirements;

-> The proposed change complies with the GMA goals in a number of different areas including providing for urban development, retaining and enhancing the open space and recreation capabilities in Sammamish and the preservation efforts by maintaining Sammamish's scenic views and vistas.

5. Describe how the amendment complies with the Sammamish vision

statement;

-> This amendment aligns well with the Sammamish vision by helping to preserve the unique Sammamish characteristics which are woods, water and community. Also, this change promotes a harmonious relationship between the natural environment and urban development.

6. What are the effects of the change on the current functional plans/capital

improvement programs?;

-> No foreseen changes.

7. Describe the necessary implementation steps and alternatives to the

proposed change;

-> The necessary implementation steps are changes to the comprehensive plan language, education of citizens on the new changes, education on the new process of the change and enforcement.

8. Describe how the change implements/supports the goals of the

comprehensive plan;

-> See the answer to #3.

9. What effects would the proposed amendment have on adjacent and nearby existing and permitted land use and surrounding development pattern?

-> There would be no change.

Exhibit A

Overview of the City's "View Ordinance"

Chapter 17.38 of the Municipal Code was enacted in November 1991, and directs itself toward regulating the maintenance and restoration of views within the City of Clyde Hill. These regulations establish a specific process for resolving situations where the growth of one or more trees on a neighboring property unreasonably obstructs the view or sunlight reaching another particular property.

- The initial step in the established process is for the complainant to make all reasonable efforts to find a voluntary solution with their neighbor. This is the most important and sometimes the most challenging step in the process. The intent of the View Ordinance is to exhaust all reasonable efforts to resolve these matters as neighbors, without governmental intervention. The experiences of many other people throughout Clyde Hill have demonstrated many successes when a degree of respect and sincerity for each neighbor's concerns was taken seriously.

- If after exhausting all reasonable approaches as neighbors the view obstruction matter is still unresolved, the complainant is required, with the voluntarily concurrence of the tree owner, to seek the services of the King County Dispute Resolution Center in an attempt to settle the matter.

- If this is unsuccessful, the issue can go before the City's Board of Adjustment for a public hearing and a specific decision by the Board. The Board must base its decision on standards and guidelines set forth in Chapter 17.38 of the Municipal Code and on the factual testimony from a public hearing where the matter would be discussed. The tree owner and the complainant are bound by the Board's decision unless the findings are appealed to the City Council, whose decision is final.

- Any tree whose age precedes the incorporation of the City (1953) shall be exempted from these regulations.

Exhibit B

LANDSCAPING FOR VIEW PRESERVATION

Areas along the hillside and hilltop of Clyde Hill have commanding views of the mountains, Lake Washington, and surrounding communities. With the recent passage of the view preservation ordinance, citizens have become aware of the ability to restore lost views as well as the need to maintain current views.

PLANT SELECTION

Below are lists of suggested species for particular zones where views are a critical issue. Species that are particularly slow growing (less than a foot of growth per year) or fast growing (more than two feet of growth per year) are indicated as such on the list. The other species are considered moderate growers. Many factors influence the size and rate of growth of a tree, including exposure, soil, drainage, and water and nutrient availability. Individual trees will also vary. In the selection of a tree or shrub, attention has to be given to the form and spread of the species and varieties to ensure that the plant will meet the landscaping needs. Accommodation for mature growth with appropriate spacing has to be provided at planting time. For more information on plant selection, see "Proper Plant Selection" in "Sustainability in Landscape Management" section.

ZONES 3 AND 4*

In an effort to avoid future conflict, the planting of small trees and shrubs in Zones 3 and 4 is suggested. The maximum mature height of 25 to 30 feet would be in accordance to the height restriction of structures in the City. The list provided has species of trees and large shrubs that have a maximum height up to 25 feet. Some species of 30 and 35 feet mature height are included since they can be controlled with minor pruning. This list is not inclusive, and any species with a maximum mature height less than 25 feet could be appropriate.
See "Proper Plant Selection" and "Large Trees" in "Sustainability in Landscape Management" section.

Trees and Large Shrub Species for Zones 3 and 4

Acer spp. (Maples) many appropriate species including:
- *Acer buergeranum* (25' mature height) Trident maple
- *Acer campestre* (30') Hedge maple
- *Acer circinatum* (25-35') Vine maple
- *Acer glabrum* var. *douglasii* (15-25') Rocky Mountain maple
- *Acer ginnala* (15-20') Amur maple
- *Acer grandidentatum* 'Schmidt' (25') Rocky Mountain Glow maple
- *Acer griseum* (25') Paperbark maple
- *Acer palmatum* (20') Japanese maple (slow)
- *Acer platanoides* 'Globosum' (25') Globe Norway maple (slow)

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* The adjacent Zones 7 to these zones are also applicable.

Acer tataricum (25') Tatarian maple
Acer truncatum x A. platanoides Warrenred (30') Pacific Sunset maple
Amelanchier alnifolia (18') Western serviceberry
Amelanchier laevis 'Cumulus'(25') Allegheny serviceberry
Amelanchier x grandiflora (20-25') serviceberry
'Autumn Brilliance'
'Cole'
'Princess Diana'
Aesculus x carnea 'Briotii' (30') Red horsechestnut
Aesculus californica (10-20') California buckeye
Arbutus unedo (10-30') Strawberry tree
Cercis canadensis (25-35') Eastern redbud (variety 'alba' slower growing)
Cercis occidentalis (15') Western redbud
Cladrastis lutea (30') Yellowood
Cornus florida (20') Flowering dogwood
Cornus kousa (20-25') Japanese dogwood
Cornus mas (20-25') Cornelian cherry dogwood
Corylus avellana (15') European filbert
Corylus cornuta var. *californica* (5-15') Western hazelnut
Cotinus coggygria (20') Smoketree
Crataegus x lavallei 'Carrierei' (20-25') Carriere hawthorn
Crataegus phaenopyrum (20-30') Washington thorn
Crataegus laevigata Crimson Cloud (25') Crimson Cloud hawthorn
Cunninghamia lanceolata (30') China fir
Elaeagnus pungens (15') Silverberry
Fraxinus oxycarpa 'Raywood' (25-35') Raywood ash
Hamamelis species (10-25') Witch hazel
Koelreuteria paniculata (20-35') Goldenrain tree
Laburnum x waterei (15-25') Goldenchain tree (slow/mod)
Laurus nobilis (25-30') Bay Laurel (slow)
Ligustrum lucidum (25-35') Waxleaf privet (mod/fast)
Maackia amurensis (25') Amur maackia
Magnolia spp. Several species and varieties with appropriate height, including:
Magnolia kobus (30') Kobus magnolia
Magnolia salicifolia (30') Saucer magnolia (slow)
Magnolia stellata (20') Star magnolia (slow)
Magnolia grandiflora 'Victoria' (20') Victoria grand magnolia
Malus spp. (Crabapples) Choose only pest/disease resistant varieties:
Malus floribunda (-30') Japanese crabapple
Malus x atrosanguinea (20) Carmine crabapple
Malus tschonoskii (30') Tschonoski crabapple (little/no fruit)
Malus sargentii (10-20') Sargent crabapple
Resistant cultivars include:
'Adirondack' (white/pink) 'Jewelcole' (white w/ red fruit)
'Centzam' (red flower/purple leaf) 'Schmidtcutleaf' (golden fruit)
'Prairifire' (pink red/red fruit) 'Sutyzam' (pink bud/white flower)
'Sentinel' (pink)

Myrica californica (25') Pacific wax myrtle
Osmanthus heterophyllus (8-10') Holly leaf osmanthus (slow/mod)
Oxydendrum arboreum (15-25') Sourwood (slow)
Parrotia persica (15-30') Persian parrotia
Photinia x fraseri (10-15') Photinia
Photinia serrulata (30') Chinese photinia
Photinia glabra (10') Japanese photinia
Pinus mugo (5') Mugho pine (slow)
Pinus aristata (20') Bristlecone pine
Pinus contorta (25-30') Shore pine
Pinus densiflora 'Umbraculifera' (12-20') Tanyosho pine (slow/mod)
Prunus laurocerasus (20-30') English laurel (as tree)
var. 'Schipkaensis' and 'Zabeliana' (6') as shrubs
Prunus lusitanica (10-20') Portugal laurel
Prunus spp. (Flowering cherries) Choose only disease/pest resistant varieties, for example:
Prunus serrulata 'Shirotae', 'Shirofugen', 'Mt. Fuji' (25')
Prunus yedoensis 'Akebono' (25')
Prunus cerasifera 'Thundercloud' (25') Flowering plum
Prunus padus 'Summer Glow' (25-30') Bird cherry
Rhododendron spp. (-25') Rhododendron
*Sorbus aucuparia (*15-35') European mountain ash (mod/fast)
Sorbus sitchensis (20') Sitka mountain ash
Stewartia pseudocamellia (30') Japanese stewartia
Styrax japonicus (20-30') Japanese snowbell (slow/moderate)
Styrax obassia (20-30') Fragrant snowbell (slow/moderate)
Syringa reticulata (20-30') Japanese tree lilac
Taxus baccata (30') - English yew (slow)
Taxus baccata 'Stricta' (20') Irish yew (slow)
Taxus brevifolia (15-30') Western yew
Thuja occidentalis 'Pyramidalis' (25') Arborvitae
Tsuga mertensiana (20-30') Mountain hemlock (slow)
Viburnum rhytidophyllum (6-15') Leatherleaf viburnum

Some conifer species that have dwarf forms are:

Chamaecyparis obtusa (Hinoki false cypress)
Chamaecyparis lawsoniana (Port Orford cedar)
Cryptomeria japonica (Japanese cryptomeria)
Cupressus species (Cypress)
Picea abies (Norway spruce)
Pinus species (Pine)
Juniperus species (Juniper)

Consult the local nurseries and plant reference books for available dwarf forms.

ZONES 5 AND 6*

Although homes in the lower areas of the City, Zones 5 and 6, do not have distant views, the growth of tall trees in these areas can still obstruct views from above, and can create conflict among community members. The minimum difference in elevation between the upper and lower zones is 20 to 25 feet. This difference would allow for trees with a maximum height of 45 to 50 feet, without view hindrance (see diagram on next page). In addition to the species for Zones 3 and 4, these taller tree species could be planted on the lower part of the slope:

Acer miyabei 'Morton' (45' mature height) State Street maple
Acer platanoides (40-50') Norway maple (several cultivars)
Acer pseudoplatanus (40') Sycamore maple
Acer rubrum (40-45') Red maple
Acer saccharum (45') Sugar maple
Betulus jacquemontii (40') Jacquemonti birch
Betulus nigra (40') River birch
Carpinus betulus (40') European hornbeam
Catalpa bignonoides (50') Common catalpa
Cercidiphyllum japonicum (50') Katsura tree (slow)
Davidia involucrata (35') Dove tree
Fagus sylvatica 'Dawyck Purple' (40') Dawyck purple beech
Fraxinus oxycarpa 'Flame' (35-40') Flame ash
Fraxinus ornus (50') Flowering ash
Fraxinus pennsylvanica (45-50') Green ash
Gleditsia triacanthos 'Inermis' (50') Thornless honey locust
Halesia carolina (20-50') Silverbell
Liquidambar styraciflua (50') Sweetgum
Malus 'Dolgo' (40') Dolgo crabapple
Morus alba (40-50') White mulberry (fast)
Nyssa sylvatica (30-50') Sourgum, Tupelo (slow/mod)
Ostrya virginiana (35') American hophornbeam
Prunus sargentii (35') Sargent cherry
Pyrus species (35') Flowering pear
Sophora japonica (50') Japanese pagodatree
Quercus bicolor (45') Swamp white oak
Quercus coccinea (50') Scarlet oak
Quercus robur (50') English oak
Quercus rubra (50') Red oak
Sciadopitys verticillata (40') Umbrella pine (slow)
Sophora japonica (40') Japanese pagoda tree (slow)
Tilia x euchlora (30-50') Crimean Linden
Tilia cordata (30-50') Littleleaf Linden
Zelkova serrata (50') Sawleaf zelkova (mod/fast)

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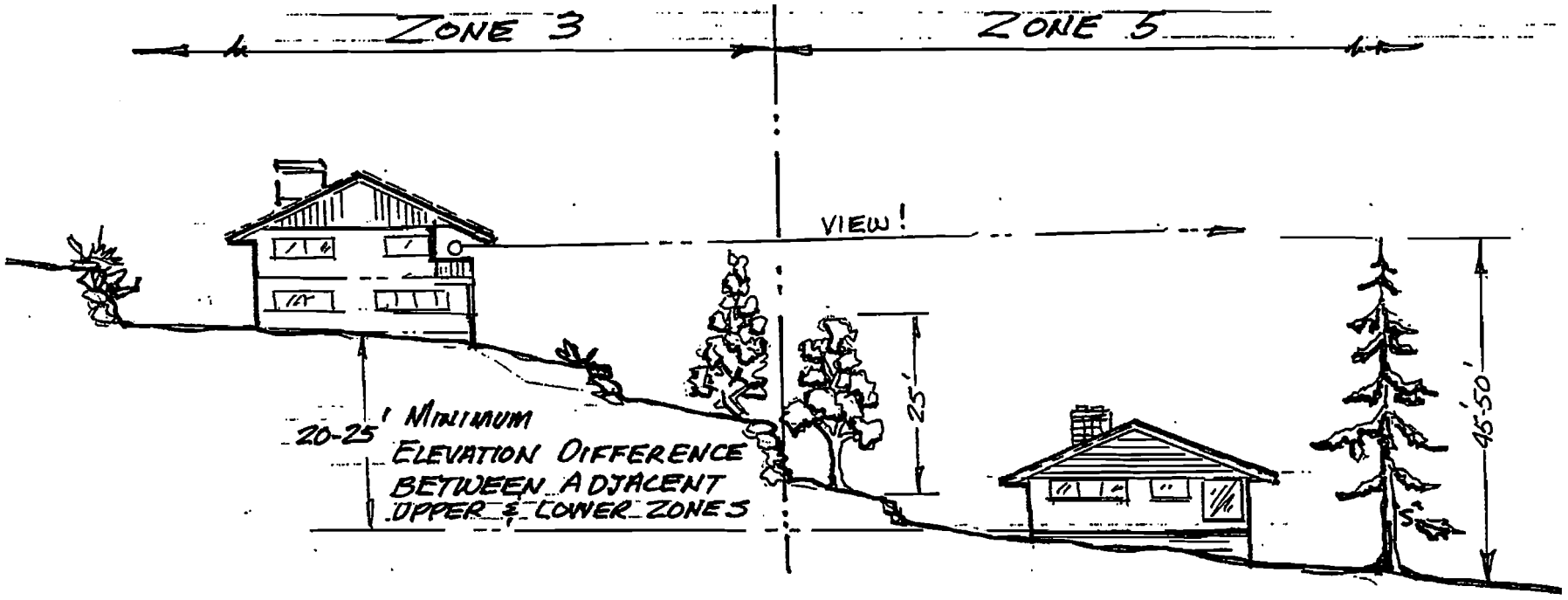
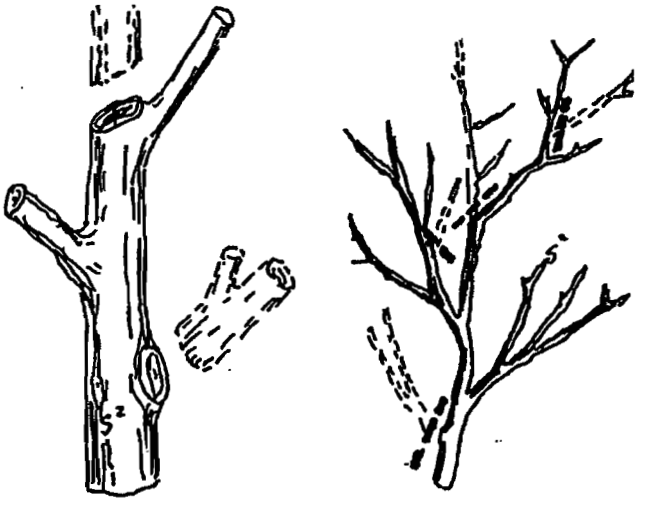
* The adjacent Zones 7 to these zones are also applicable.


ZONE 3
ZONE 5
VIEW!
20-25' MINIMUM
ELEVATION DIFFERENCE
BETWEEN ADJACENT
UPPER & LOWER ZONES
25'
45'-50'

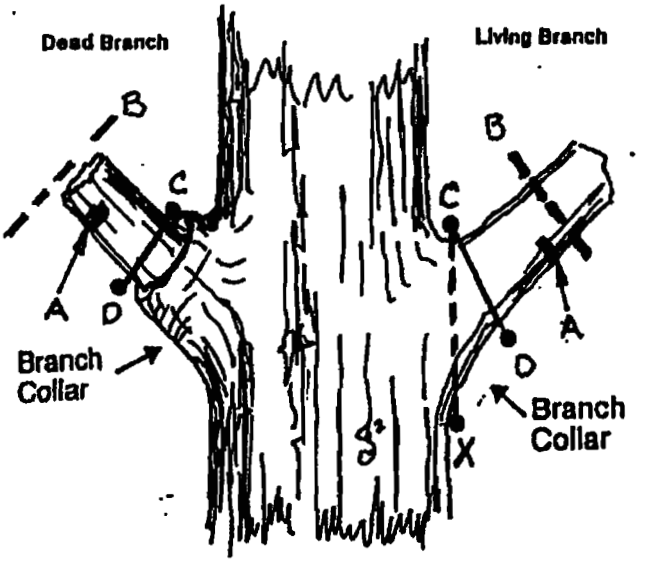
PRUNING

For existing trees in Zones 3 through 6, there are some pruning practices that can help maintain views. However, if a significant amount of pruning is required, where over a quarter to a third of a tree canopy is removed, the tree has outgrown its place and REPLACEMENT OF THE TREE IS SUGGESTED.

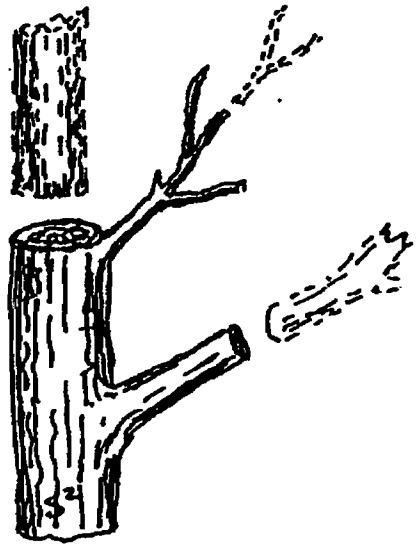
On mature trees, the only proper pruning cut on most all branches is a thinning cut; removing the limb or branch back to its connection to a larger branch or the trunk.



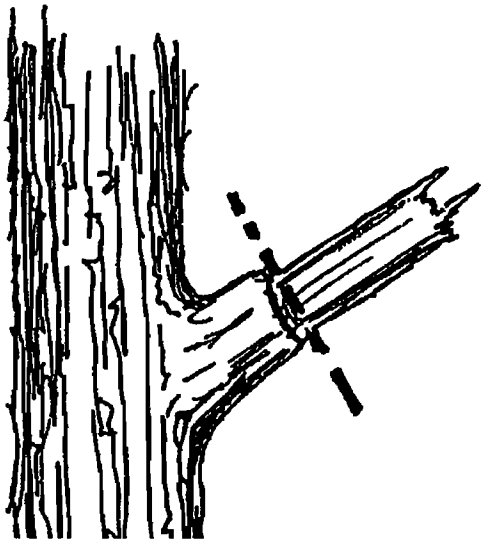
The proper way to make a thinning cut is to remove the branch back to the branch collar (line C-D on diagram). A flush cut into the branch collar (line C-X) does not allow the tree to completely callous over the wound.



A heading cut, pruning a branch back to a bud on the branch, is a pruning technique that is to be done on wood not older that one or two years. This cut promotes growth at the nodes (buds) immediately adjacent to the cut, which results in a bushy appearance.

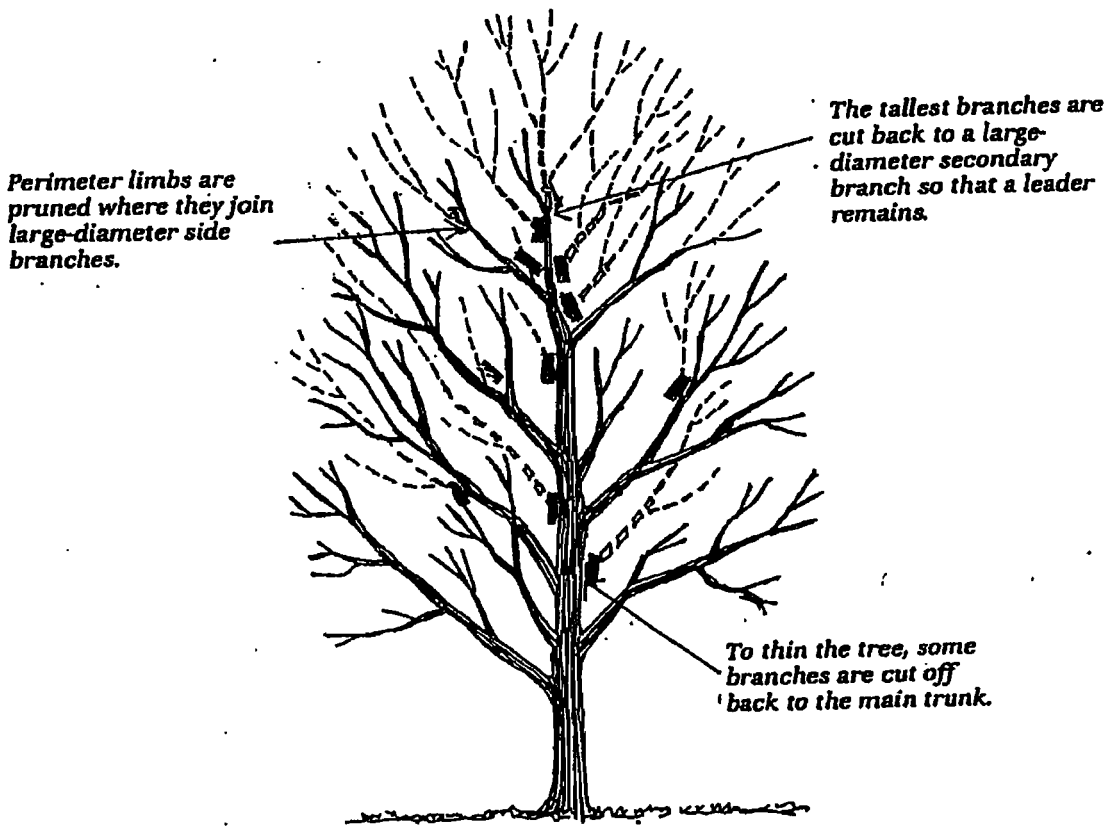


First step in any pruning job is to clean the crown. Remove dead branches properly back to the branch collar.



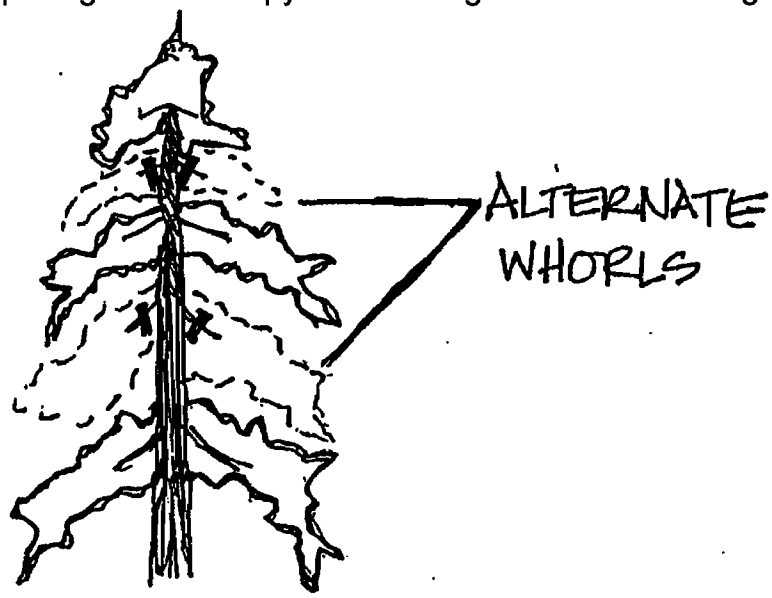
The selection of limbs and branches for removal to restore views can be done several ways. A few techniques are described below.

Branches, selectively removed throughout the canopy is called **crown thinning**. This pruning method can allow for views through a crown while maintaining the overall shape of the tree.

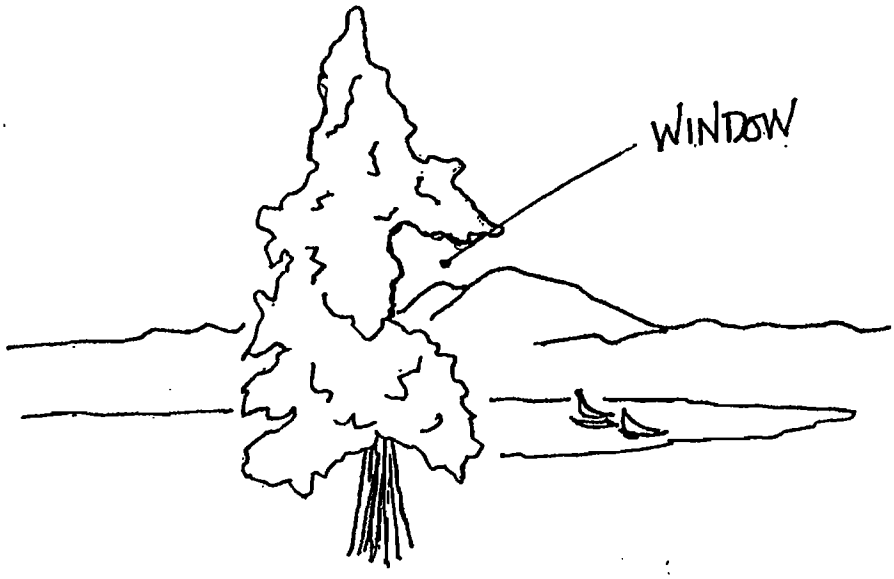


(Tree City USA)

For conifers, where the form of the tree is dominated by a main stem, the thinning process can be done by removing alternate whorls of branch attachment. By eliminating branches evenly throughout the crown, there is a reduction of wind resistance and the opening of the canopy allows for light and views through the crown.

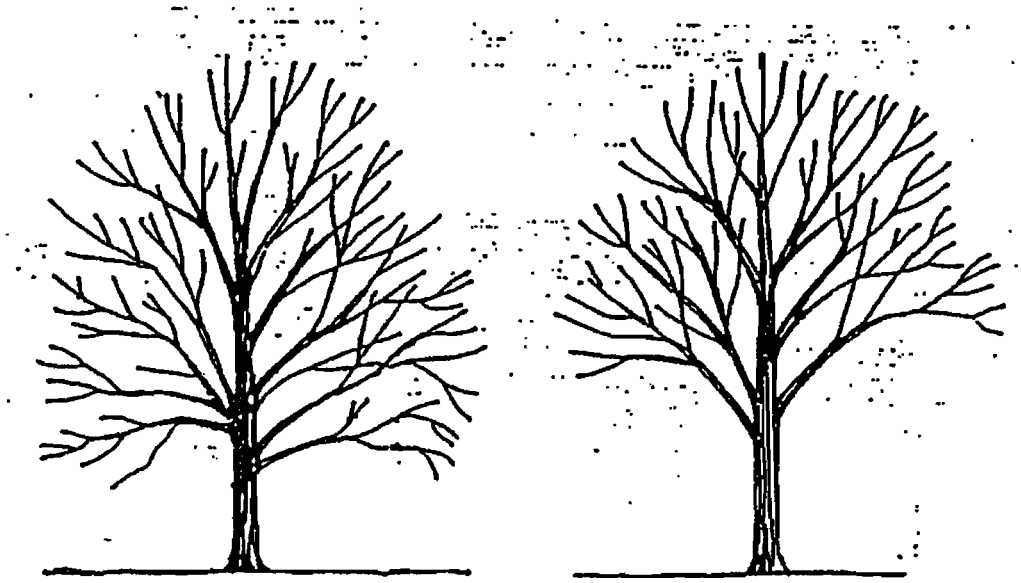


"Windowing" a tree may be an option where a few branches in an area are removed. This technique should be done sparingly as to not create a significant imbalance in the crown.



No more than a quarter of the live crown should be removed through the thinning process.

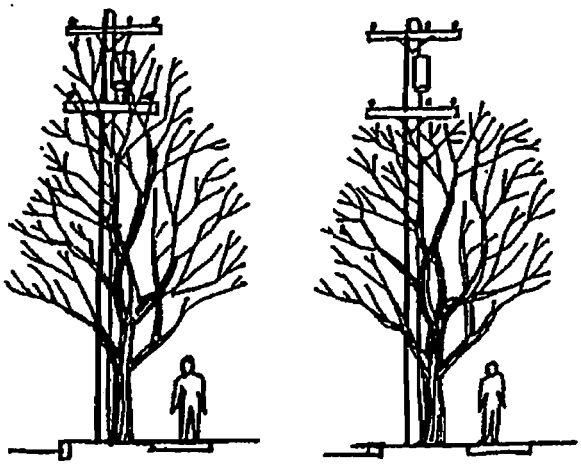
A view may be restored if the tree is "limbed up" (lower branches removed) or what is called **crown raising.** The remaining crown should be thinned to avoid creating a "sail effect" and endangering the tree. Again if a significant amount of the crown has to be removed in this process, removal and replacement of tree is recommended.



(Tree City USA)

Another pruning technique that can be used is **crown reduction**. This thinning process is the removal of branches at their attachment on the trunk or a lower, larger branch to lower the height of the crown. It is also known as "drop crotching". Crown reduction is particularly difficult to do on trees with a single leader, such as most conifers. Replacement with a more manageable species may be the better option.

An example of drop-crotch pruning to control tree growth beneath utility lines.



(Tree City USA)

Topping, or making a heading cut on the trunk or major branches is not an acceptable way to reduce the crown of a tree.

WHY NOT TOPPING?

Rapid new growth. Topping or heading cuts on major branches stimulates new growth of several smaller shoots that quickly gain the height discouraged.

Cost. The job of topping a tree is relatively expensive, for the topping usually results in the need for repeated pruning to keep the tree's height under control.

Weak Limbs. New smaller limbs (sprouts, suckers) that sprout from a large branch or trunk are weakly attached and can be a potential HAZARD with failure causing more damage to tree and possibly people or property.

Insects and disease. The tree has difficulty in callousing a trunk wound, and cannot defend invasion of insects and disease. Topping wounds are often the beginning of major trunk and branch decay that compromise the tree's structural integrity.

Starvation. Removal of a major part of crown upsets crown-to-root ratio. The tree needs the leaves to synthesize food (photosynthesis) for the rest of the plant.

Shock. When the interior of the tree is exposed, the loss of protection can result in sun scald or freeze cracks on the major branches and the trunk.

Aesthetics. Exposed trunk and disfigurement of the shape of a healthy symmetrical tree can devalue the tree, property, and new view.

If crown height reduction is required, drop crotch pruning should be considered as a last resort, and no more than a third of the canopy should be removed. The remaining crown should be reshaped. Again, the tree may react poorly to the exposure of trunk due to excessive limb removal. For more information, see "Hazard Trees" section.

Major pruning on large trees is a job for professional arborists. Before they do the work, review these guidelines on pruning techniques acceptable in Clyde Hill, and get a written description of what they will do (see "Hiring an Arborist" in the Sustainability in Landscaping section).

For the latest list of certified arborists in the area, contact the Pacific Northwest Chapter of the International Society of Arboriculture at www.pnwisa.org

In summary:

RIGHT PLANT, RIGHT PLACE. Be sure to select the species of trees that will not create a problem with view obstruction. The enclosed lists for the zones on the hillside of Clyde Hill can assist in this process.

BEGIN PROPER PRUNING EARLY IN THE LIFE OF THE TREE. Trees can be trained and controlled through early proper pruning. Regular light pruning is healthier for the tree, more aesthetically pleasing, lessens the danger of having hazardous trees, and is less costly. Do not wait until the tree is ten or twenty years old and attempt to significantly reduce its height.

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[1] Maleike, R. **Pruning Trees: A Guide for Homeowners**, EB 1619. Washington State University Cooperative Extension.

[1] Morgan, R., with B. Sullivan, ed. 1990. **A Technical Guide to Community and Urban Forestry in Washington, Oregon and California.** World Forestry Center, Portland, OR.

[1] Puget Sound Power and Light Company. 1987. **The Tree Book**.

[1] Seattle Engineering Dept. **Seattle's City Forest**.

[1] Seattle Engineering Department. **Recommended Seattle Street Tree List**. Permit Counter Publications #525 and 526.

Shigo, A. 1991. **Modern Arboriculture**. Shigo and Trees Associates, Durham, NH.

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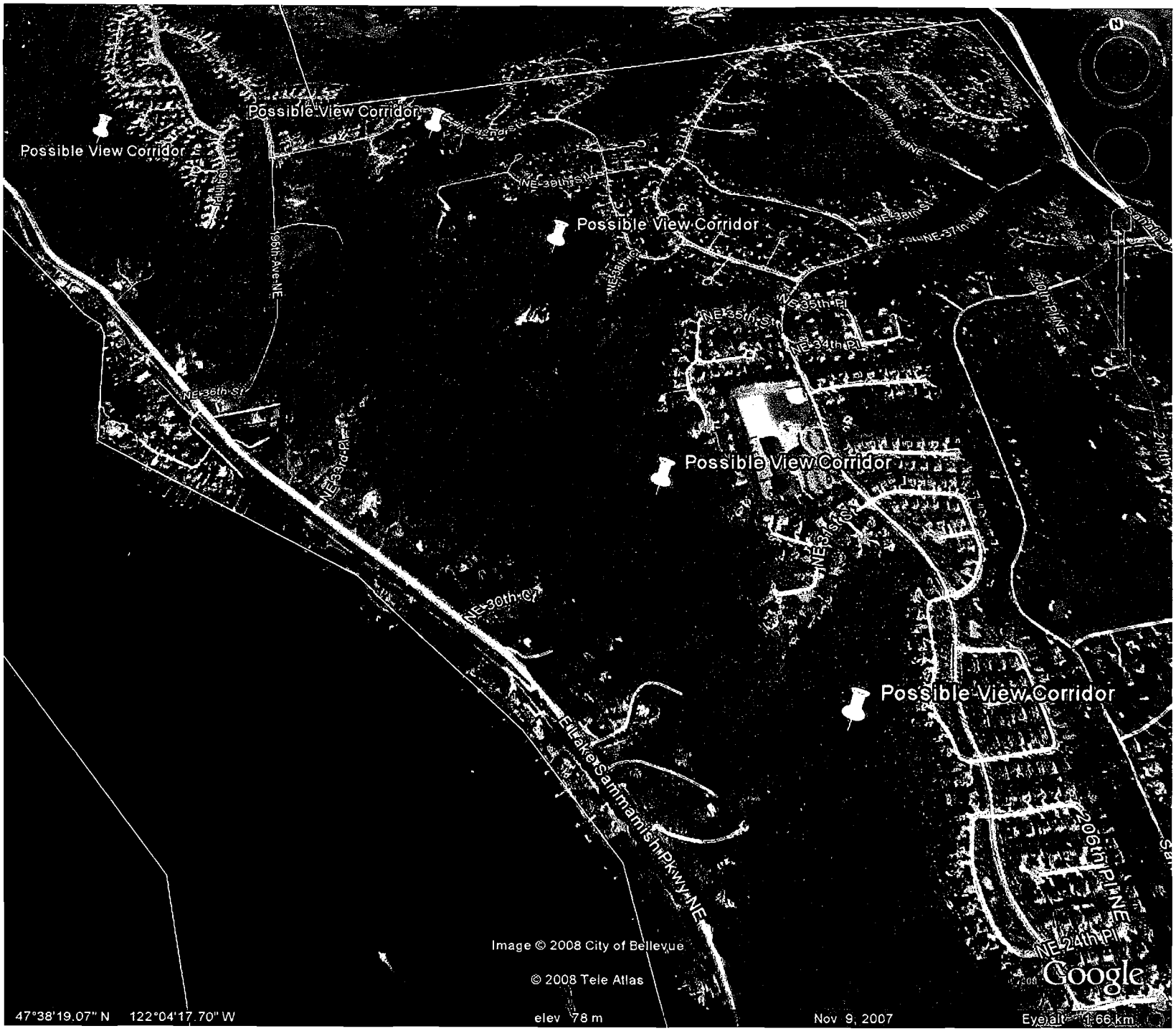
[1] Copy available in the Clyde Hill Urban Forest Library.

Exhibit C



Possible View Corridor
Possible View Corridor
Possible View Corridor
Possible View Corridor
Possible View Corridor
NE 36th St
NE 33rd Pl
NE 30th Ct
E Lake Sammamish Pkwy NE
NE 35th Pl
NE 34th Pl
NE 37th Way
NE 38th St
NE 39th St
NE 12nd St
196th Ave NE
206th Pl NE
NE 24th Pl
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Google
47°38'19.07" N 122°04'17.70" W
elev 78 m
Nov 9, 2007
Eye alt 1.66 km