

QUARTERLY NEWS

EROSION AND SEDIMENT CONTROL MEASURES ENDURE RECORD RAINFALL

King County development regulations and inspection processes were put to the test on construction sites this past winter as record rainfall hit western Washington. With the listing of the Chinook Salmon and the Bull Trout onto the Federal Endangered Species List, erosion and sediment control (ESC) on construction sites (preventing soil runoff) has become a critical component of habitat protection. During this past winter, DDES inspection staff proactively worked with builders and developers early in the rainy season and established erosion and sediment control protocols for construction sites throughout unincorporated King County. Although some mudslide activity did affect roads in the unincorporated area, these slides originated from property that was not under construction. In the few instances where construction sites in unincorporated King County produced ground failures or ESC-related environmental damage, the primary cause was failure to implement or maintain the approved sediment



Erosion and sediment control measures in the new Shamrock Heights development east of Renton worked effectively during the 05-06 rainy season.

control measures. In these circumstances, appropriate enforcement or other remedial actions were taken by DDES staff to quickly correct the problems.

To view the seasonal requirements for erosion and sediment control on construction sites in unincorporated King County, simply access the DDES Web site at www.metrokc.gov/ddes. Click on PERMIT INFORMATION, then on EROSION/SEDIMENT CONTROL AND THE ESA. This Web page outlines erosion and sediment control requirements as well as final site stabilization requirements.

DDES is committed to an effective erosion and sediment control program to protect our streams, lakes, wetlands, aquatic species and the transportation infrastructure. DDES site reviewers and field staff recently completed advanced ESC training through the University of Washington, giving each participating staff member an *ESC Lead* certification. The Washington State Department of Ecology requires this training every three years.

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FOR 2006 PERMITS, PLANNING AHEAD CAN BE A GOOD INVESTMENT

DDES offers permit and land use information to customers through a variety of mechanisms, some of which are free and some of which require a fee. Free sources of customer information include the DDES Customer Service line at 206-296-6600, a full range of free technical assistance in the DDES Permit Center every weekday from 8:30 to 10:30 a.m., and a comprehensive DDES web page at www.metrokc.gov/ddes. DDES on-line customer service tools include, but are not limited to:

- Customer information bulletins covering over 50 topics pertaining to building and land use;
- Permit application forms and information packets;
- A property research tool allowing parcel-specific inquiries on zoning, district information, critical areas and permit history;
- Building inspection requests and scheduling;
- Detail on services provided by the DDES Records Center;
- Information on upcoming DDES workshops and events, as well as streaming video allowing customers to view past workshops on line; and
- The complete text of the King County Code, Comprehensive Plan and other planning documents.

If a prospective permit applicant is planning a complicated development, or if the applicant simply has never been through the permit process before, paying a relatively small fee up front for detailed research and analysis can save a great deal of time and money down the road in plan changes and mitigation fees. There are two voluntary mechanisms for conducting such research at DDES:

Voluntary Preapplication Meeting: A voluntary preapplication meeting is an opportunity to meet directly with a DDES technical specialist(s) and discuss your proposed project. Fees for voluntary preapplication meetings are assessed at the standard DDES hourly rate (currently \$144.90) per staff person. Fees charged cover meeting preparation, actual meeting time, and any research required address the customer's questions. To apply for a voluntary preapplication meeting, simply access the request form from the DDES web site at www.

metrokc.gov/ddes. From the main page, click on PERMIT INFORMATION, then click on PERMIT APPLICATION FORMS. Your request will be quickly routed and scheduled with a DDES staff member. For voluntary meetings concerning a building proposal, please contact Julie Kubota at 206-296-7245. For voluntary meetings concerning a land use proposal, please contact Carol Rogers at 206-296-7116, or Shirley Goll at 206-296-6796.

Critical Area Designation Process: Customers looking to develop or sell property are encouraged to take advantage of DDES' Critical Areas Designation process, which allows DDES to designate the presence, type, and location of critical areas on a particular property.

A Critical Area Designation offers customers consistency and predictability in decision-making as applied to critical areas and their associated buffers. The Critical Areas Designation puts critical area review at the beginning of the permit review process. This means that customers will know where they can build on their property. In the case of wells, septic tanks and drain fields, customers will know prior to hiring an engineer or consultant where these systems can be located. The critical areas designation also allows customers who wish to sell property an opportunity to identify critical areas and their buffers on site. The designation helps identify buildable areas and offers the associated predictability and reliability for five years after the determination. Critical Areas Designations also are assessed at the DDES standard hourly rate.

The Critical Areas Ordinance package, which went into effect on January 1, 2005, specifies that customers seeking a building permit with a new/ updated well or septic system must secure a Critical Areas Designation from DDES prior to applying for new well and/or septic installation approval from Seattle-King County Public Health.

For information on these and other project planning methods, call Chris Ricketts, DDES Permit Center Supervisor, at 206-296-6750.

APPLICATION DROP-OFFS APPROPRIATE FOR MANY PERMIT TYPES

DDES requires that many permit applications be submitted by appointment in order to ensure that all required information is included. This allows the completed application to be reviewed as quickly as possible, ultimately benefiting the permit applicant. However, there are several

building and land use permit applications that are simple enough in their requirements that a mail or drop-off procedure is allowed. Listed below are the permit application types for which DDES allows drop-off or mail submittals, as well as the fee deposits due to the Cashier at the time of drop-off.

LAND USE PERMITS ELIGIBLE FOR DROP-OFF OR MAIL	DEPOSIT
Pre-Application Meeting	\$392.44
Appeals	\$250.00
Shoreline Exemption	\$682.24
Zoning Certification	\$144.90
Landscape/Recreation Space Plans	\$682.24
Road Standards Variance	\$1,826.95
Drainage Variance/Adjustment Request	\$2,710.84
Blanket Adjustment Submittal Fee	\$392.44
Separate Lot Reviews	\$1,261.84
Affidavit of Correction	\$693.76
Innocent Purchaser	\$1,261.84
Limited Scope Critical Area Designation (for septic approval)	\$796.95
SEPA (adoption or new)	\$682.24
ROW Use Permit	\$712.43
BUILDING PERMITS ELIGIBLE FOR DROP-OFF OR MAIL	DEPOSIT
Basics in Vested Plats or Short Plats	\$102.64
Decks Associated with such Basics	\$205.28
Registered Plans	\$1,275.00
Adult Family Home Inspections	\$603.75
Residential Mechanical Permits	\$235.47
Commercial Mechanical Permits	\$205.28
Sign Permits	\$205.28
Subject to Field Inspection (STFI) Permits	\$283.76
Mobile Homes in Parks	\$585.64
Residential Revisions	\$102.64
Scoping Pre-Application Meeting	\$144.90
Limited Pre-Application Meeting	\$144.90
Fire System Permits	See Separate fire packet

For additional information on the permit application process, please contact DDES Permit Center Supervisor Chris Ricketts at 206-296-6750.

To schedule an intake appointment for a permit type not listed above, call the DDES Appointment Desk at 206-296-6797.

2006 COMPREHENSIVE PLAN UPDATE

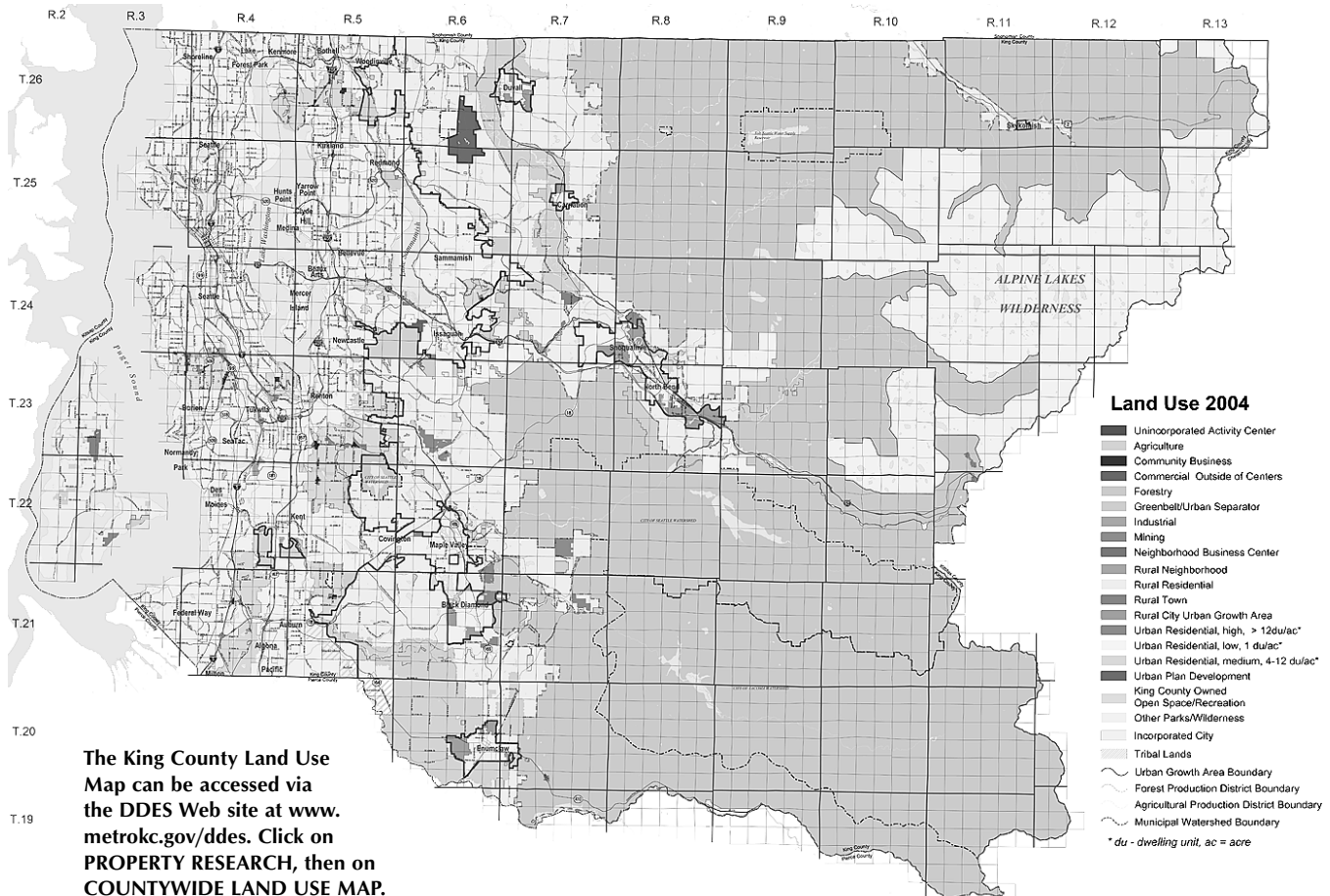
The King County Comprehensive Plan, pursuant to the 1994 state Growth Management Act, guides growth and development in the unincorporated areas of King County and sets county policy on such major issues as annexation, transportation, and environmental protection. Once every year, small, routine or technical changes can be made to the plan.

Executive Ron Sims transmitted the 2006 update to the Metropolitan King County Council on March 1, 2006. The Executive's proposal includes the following:

- Policy Amendments:** Some relatively minor policy and text amendments are proposed for the purpose of changing existing references to the Flood Hazard Reduction Plan to be consistent with the terminology used in the new Flood Hazard Management Plan.

- Amendments to the King County Code:** Proposed Code amendments are technical or editorial in nature, including changes in terminology to be consistent with the Critical Areas Ordinance. Several new definitions are also proposed, based on the King County Comprehensive Plan glossary. Other proposed code amendments clarify the definition of recreational camps and the number of non-resident employees allowed for home occupations and home industries.
- 2006 Changes to the Arterial Functional Classification 2004:** Arterial changes are proposed for four areas: The cities of Federal Way and Kirkland have requested arterial changes in their Potential Annexation Areas; the King County Department of Transportation supports these changes.

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KING COUNTY FIRE MARSHAL'S OFFICE URGES CAUTION DURING WARMER MONTHS

The King County Fire Marshal's Office, a division of the Department of Development and Environmental Services, recommends the following safety practices during the spring and summer months when the fire danger increases.

FIREWORKS REGULATIONS

Make sure you know the regulations in your local area before discharging any fireworks. For a complete summary of fireworks regulations by jurisdiction, safety practices and locations for being fireworks displays, simply log onto the DDES web site at www.metrokc.gov/ddes and click on FIRE MARSHAL'S OFFICE. Remember that children should always be closely supervised when fireworks are discharged.

OUTDOOR COOKING

When barbecuing, never throw any type of combustible liquid on hot coals or flames. In all cases, when your outdoor event comes to a close, make sure that all barbecues and/or open fires are properly extinguished and cold before leaving the area. Always make sure ashes are cold and wet before disposing, and never store ashes inside any structure, even if they appear cold.

CLEARANCE

Keeping combustible vegetation and brush cleared away from buildings and other structures has proven to be one of the most important factors in keeping those structures from burning during wild fires. This simple tactic provides a defensible space, enables firefighters or residents to safely lay hose lines, and reduces the intensity of radiated heat.

Free Fire Hazard Reduction Permits and Blackberry Clearing permits can be applied for on line via the DDES Web site at www.metrokc.gov/ddes. Click PERMIT INFORMATION, and then on ENHANCED CUSTOMER SERVICES AT DDES.

FIRE RESISTANT PLANTS

Replace dry, dead brush with fire resistant plants such as Algerian Ivy, Sunrose, Carmel Creeper, or Ice Plant.

LANDSCAPING

Landscaping should be free of dead or dry vegetation.

TRIMMING

Remove branches from trees to a height of 10 feet to prevent ground fire from spreading to the tops of trees.

ACCESS ROUTES

Private roads should be carefully maintained and addresses clearly posted at driveway entrances. Also be sure that you have visible numbers posted on your home. A large percentage of fire department responses are medical aide calls where there is no smoke or flames to alert firefighters to the location.

BURNING

A permit is required to burn natural vegetation. Contact your local fire department for permits and regulations. To monitor whether a burn ban has been activated for unincorporated King County, log onto the DDES Web site at www.metrokc.gov/ddes and click on FIRE MARSHAL'S OFFICE.

Please keep in mind that some preventative measures, such as tree cutting, may require a clearing permit from DDES. **For additional details on clearing permits, please contact Site Development Services Supervisor Randy Sandin at 206-296-6778. For additional details on fire prevention, please contact the King County Fire Marshal's Office at 206-296-6675.**

EROSION AND SEDIMENT CONTROL MEASURES ENDURE RECORD RAINFALL

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DDES inspection staff are available to offer suggestions to help builders and developers stay in compliance with County Codes and permit conditions. At the same time, it is the developer and builder's responsibility to implement and maintain controls on their sites. **For additional details, please contact DDES Building Inspections Supervisor Bernard Moore at 206-296-6762, Steve Townsend, Land Use Inspections Supervisor at 206-296-7204, or Randy Sandin, Site Development Services Supervisor at 206-296-6778.**

SMART GROWTH UPDATE: GREENBRIDGE, HOPE VI AND SUNFLOWER DEMONSTRATION PROJECTS

BACKGROUND

Low Impact Development (LID) is an ecologically friendly approach to land development, designed to reduce impacts on watersheds and other aquatic resources. LID is based on the premise that nature knows best: rather than collecting and transporting stormwater off-site through piping systems, low impact development relies on native vegetation, landscaping and small-scale hydrologic controls to capture, treat and infiltrate stormwater. LID also reduces the amount of impervious surface on development sites, thus reducing the amount of runoff actually leaving a site.

In 2002, King County Executive Ron Sims transmitted new Smart Growth legislation promoting both environmental protection and affordable housing. The Low Impact Development/Built Green Ordinance authorized three experimental development projects featuring innovative stormwater management practices in combination with affordable, environmentally friendly housing. The Hope VI, Shamrock and Sunflower developments will also feature Built Green construction principles, which emphasize recycled materials, energy efficiency, natural habitat protection, and other environmentally friendly construction practices.

King County's three demonstration developments feature the "greening" of affordable housing and an ecologically sound approach to managing the built environment. These three projects allow citizens of all income levels to benefit from environmentally healthy, high quality housing.

PROJECT STATUS

- **Hope VI Park Lake Homes**, located in White Center. This mixed income housing development by King County Housing Authority (KCHA) ultimately will provide over 900 units of new single family and multi-family housing units which will be built over the next several years. Currently, 18 multi-family buildings are under construction and are routinely inspected by DDES Building Inspectors. These units should be occupied by late summer. The next development

phase will include more multifamily buildings, as well as a remodel of the Greenbridge Wiley Community Center.

- **Camwest's Shamrock Heights**, located east of Renton. This development will create approximately 100 single family housing units for which DDES has already issued several construction permits. Development features include:
 - Decreased impervious surface area to reduce storm drainage run-off;
 - Incorporation of meaningful and useful open space;
 - Stormwater run-off treated close to its source;
 - Improved water quality with vegetated swales, increasing the duration that stormwater remains on site; and
 - Amended topsoil for later use on vegetated areas.
- **Vashon Household's Sunflower** development. Located on Vashon Island, this development provides for 14 single family homes on 5.9 acres and is the last of the Low Impact Development projects to go before the Hearing Examiner. The plat hearing was held on October 4, 2005. The applicant received a variance to the King County Road Standards and an adjustment to the Surface Water Design Manual to allow minimal modifications per the low impact development ordinance. The project received preliminary approval on October 13, 2005.

The DDES lobby and Permit Center in Renton offers free literature on certification programs for green building and development techniques. In addition, free technical assistance for individual building and development projects is available. **Contact Cynthia Moffitt in the DDES Current Planning Section at 206-296-6792 or Katie Spataro in the Department of Natural Resources and Parks Water and Land Resources Division at 206-263-6037. For a generalized introduction to green building techniques, see DDES Customer information Bulletin #55, Green Building and Low Impact Development.**

GETTING YOUR QUESTIONS ANSWERED AT DDES

DDES is committed to quality customer service. Consequently, several public information sources have been developed in order to help property owners make informed decisions about managing their land.

DDES Customer Information Line: Dial 206-296-6600 for basic information about DDES, how to submit a permit application, to request application materials, or to be directed to a particular staff member or review discipline.

DDES Web site: Log onto www.metrokc.gov/ddes for technical assistance bulletins, the latest in code development affecting building and land use in unincorporated King County, on-line building inspection requests, permit and development records information, detail on development projects of special interest, parcel-specific property research, the DDES newsletter, as well as registration procedures for periodic DDES events and workshops.

DDES Workshops and events: Periodically, DDES hosts public workshops on a variety of topics pertaining to building and development in unincorporated King County. Topics covered during 2004 and 2005 include the Critical Areas Ordinance, the residential permit process, and information and research sources available through DDES. **The DDES Web site at www.metrokc.gov/ddes** lists new events as they become available and also contains streaming video of past events.

The DDES Permit Center: The DDES Permit Center offers a full range of technical support to customers between the hours of 8:30 and 10:30 a.m. each day. Customers often need specialized information from specific permit review disciplines such as Plan Review, Critical Areas, Site Review or Clearing and Grading. In the past, staff in these areas may or may not have been available to assist without an appointment. Staff in specific review disciplines will now be on call to assist in the Permit Center each morning. This assistance is intended for both walk-in customers and customers with specific questions and/or issues during the permit intake process.

Voluntary Pre-application Meetings: If the aforementioned information sources do not meet your needs and you would like to meet with one or two

DDES staff members, a Voluntary Pre-Application meeting may be the right choice for you. This is an opportunity to sit down with DDES permit review experts to discuss a potential project. The cost of this meeting will be charged at the current DDES hourly rate for each staff member involved and a deposit is required when submitting a voluntary pre-application meeting request (see the DDES Web page for application materials and required deposits).

How is this different from the standard Pre-Application meeting? The voluntary Pre-Application meeting is customized to answer the customer's specific questions and occurs at the request of the customer. The traditional Pre-Application meeting is required prior to application submittal for many permit types and is designed specifically to prepare the customer for the permit review process as it applies to a specific development proposal. **To discuss pre-applications for building permits (e.g., single family dwellings, additions, and remodels), call Julie Kubota at 206-296-7245. To discuss pre-application meetings pertaining to land use permits (e.g., subdivisions), contact Carol Rogers at 206-296-7116 or Shirley Goll at 206-296-6796.**

For information on these and other DDES information sources, please contact DDES Communications Director Paula Adams at 206-296-6682.

DDES STAFF MEMBER RECOGNIZED FOR GREEN BUILDING WORK

Congratulations to **Cynthia Moffitt** of the DDES Current Planning Section, who was given an Excellence in Green Building Award on February 15, 2006 during the first annual King County Green Building Summit. Cynthia was recognized for her work to raise awareness about sustainable development practices and also for implementing successful programs to further King County's priority on supporting green building and development practices.

QUESTIONS – JUST ASK US

DIRECTOR'S OFFICE

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Stephanie Warden 206-296-6700

Communications Director

(media relations, publications, web content, customer service)

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Division Director

Jim Schaber 206-296-6684

Finance Management Supervisor

(billing procedures and practices)

Elaine Gregory 206-296-7139

Information Systems Supervisor

Michael Pahl 206-296-6706

Human Resources Manager

Kathy Graves 206-296-6725

BUILDING SERVICES DIVISION

Division Director

Mike Dykeman 206-296-6761

Intake and Screening Supervisor

(permit applications)

Chris Ricketts 206-296-6750

Technical Screening/Building Review Supervisor

Pamela Dhanapal 206-296-6731

Building Inspections Supervisor

(residential and commercial structures)

Bernard Moore 206-296-6762

Site Engineering and Planning Supervisor

(drainage review, parking, traffic, landscaping)

Jim Chan 206-296-6740

LAND USE SERVICES DIVISION

Division Director

Joe Miles 206-296-7179

Engineering Review Supervisor

(final plats and short plats, lot line adjustments)

Jim Sanders 206-296-7178

Current Planning Supervisor

(preliminary plat and short plats, SEPA, EIS, CUPs, shoreline permits)

Lisa Dinsmore 206-296-7171

Site Development Services Supervisor

(clearing, grading and forestry permits)

Randy Sandin 206-296-6778

Critical Areas Supervisor

(wetlands, streams, geo hazards)

Steve Botthheim 206-296-7144

Land Use Inspections Supervisor

(site infrastructure)

Steve Townsend 206-296-7204

Interim Code Enforcement Supervisor

(building, environmental and health hazard complaints)

Lamar Reed 206-296-7101

CUSTOMER SERVICE NUMBERS

DDES Customer Information Line 206-296-6600

Permit Application Appointments 206-296-6797

DDES Billing Hot Line 206-296-6659

2006 COMPREHENSIVE PLAN UPDATE CONTINUED

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The newly constructed approach to the Elliot Bridge is proposed for Minor Arterial status, and a technical correction to the arterial system in Lea Hill has been included in the proposed changes.

- 2006 Update of the Transportation Needs Report:** In addition to deleting projects completed during the last two years, the TNR has incorporated new projects from the recently completed Intelligent Transportation Systems (ITS) plan, the Short-Span Bridge program, the Vulnerable Road Segment study and the Small-Scale Operational projects program.

The 2006 update does not propose any major policy amendments or changes to the Urban Growth Area. It is anticipated that the Metropolitan King County Council will act on the Executive's proposal in late Spring.

Once the 2006 update is completed, the amended document will be available on line at www.metrokc.gov/ddes. Simply click on CODES AND POLICIES. Copies will also be available at the Department of Development and Environmental Services, 900 Oakesdale Avenue SW, Renton. To request a copy, please send an e-mail to compplan@metrokc.gov.

For additional information on the King County Comprehensive Plan or the processes used to update the Plan, please contact Paul Reitenbach in the DDES Director's Office at 206-296-6705.



Department of Development and Environmental Services

QUARTERLY NEWS

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