



## King County

# Metropolitan King County Council

### STAFF REPORT

<b>Proposed No.:</b>	2020-0045	<b>Name:</b>	Jake Tracy
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### SUBJECT

Proposed Ordinance 2020-0045 would update King County's floodplain development regulations in response to an audit by the Federal Emergency Management Agency (FEMA) and would adopt FEMA's new Flood Insurance Study and Flood Insurance Rate Maps.

### SUMMARY

In order to make federal flood insurance available to property owners in King County, the County is required to participate in the National Flood Insurance Program (NFIP) administered by FEMA. FEMA requires that jurisdictions such as King County have minimum code standards for floodplain development, and that such jurisdictions adopt the most recent Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRM). These maps were transmitted to the County on February 19, 2020 and are required to be adopted by the County no later than August 19, 2020 for property owners in the county to maintain NFIP eligibility.

Additionally, FEMA conducted an audit ("community assistance visit") of King County in 2019, which included an audit of code language and the permitting process, and a field tour of several floodplain development sites. Through the audit, FEMA identified several places in King County's code that need to be updated in order to comply with the minimum standards in the WAC and Code of Federal Regulations.

Proposed Ordinance 2020-0045 would update King County's floodplain development regulations in response to FEMA's audit and would adopt FEMA's new Flood Insurance Rate Maps. Changes include a new floodplain variance process, changes to and addition of definitions, new standards for accessory structures, new standards for areas below structures' lowest floor, additional standards for the coastal high hazard area, and additional standards for FEMA floodproofing and elevation certificates.

Additionally, since the ordinance was transmitted, FEMA has identified further code changes required to maintain NFIP eligibility.

A striking amendment is in development. The striking amendment would make changes to variance approval standards for lots one-half acre or smaller, would add the additional changes requested by FEMA, and make a number of technical or clarifying changes to match executive intent or existing practice.

## **BACKGROUND**

In order to make federal flood insurance available to property owners in King County, the County is required to participate in the National Flood Insurance Program (NFIP) administered by FEMA. King County has participated in this program since September 1978, and as of April 2019, the NFIP had paid out 1,007 flood claims in the County in the total amount of over \$21.7 million.<sup>1</sup>

FEMA requires that jurisdictions such as King County have minimum code standards for floodplain development, and that such jurisdictions adopt the most recent Flood Insurance Rate Maps. These maps were transmitted to the County on February 19, 2020 and are required to be adopted by the County no later than August 19, 2020 for property owners in the county to maintain NFIP eligibility. Prior to this update, the effective Flood Insurance Study and Flood Insurance Rate Maps date to 2005.

Additionally, it is necessary for the County to have a floodplain development code meeting FEMA's minimum standards in order to maintain King County's rating as a Class 2 community in FEMA's Community Rating System, which results in a forty percent discount in flood insurance rates in King County, resulting in over \$1 million in savings each year.

King County's floodplain development regulations affect four overlapping areas:

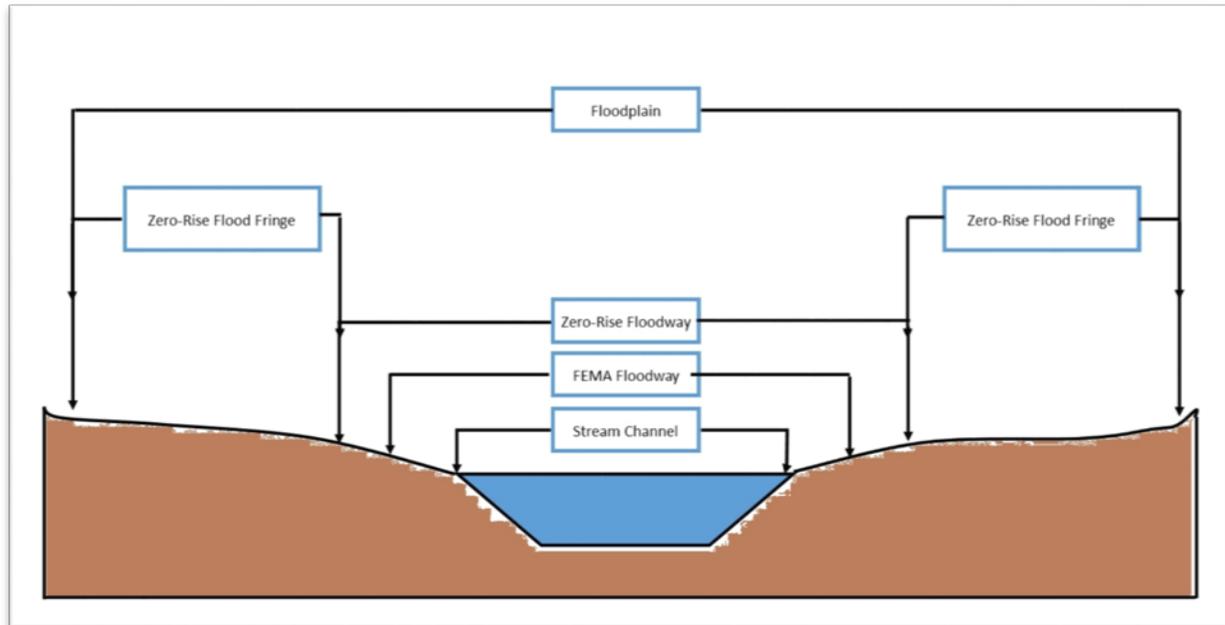
- The *floodplain* is the area within the county subject to a 1 percent annual chance of flooding. The 1percent-annual-chance flood is known as the *base flood*.
- The *FEMA floodway* is an area within the floodplain necessary to contain and discharge the base flood without increasing the base flood by more than one foot.
- The *zero-rise floodway* contains the FEMA floodway and is an area within the floodplain necessary to contain and discharge the base flood with no measurable rise in base flood elevations.
- The *zero-rise flood fringe* is the remainder of the floodplain that is outside of the zero-rise floodway.

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<sup>1</sup> According to FEMA's Community Assistance Visit Narrative, June 2019.

Figure 1 gives an example of how these overlapping definitions apply.

**Figure 1 – Components of a Floodplain**



In addition to these areas, there is also the *Coastal High Hazard Area*, which is a flood hazard area along an open coast subject to high velocity wave action. In unincorporated King County, Vashon-Maury Island contains a coastal high hazard area.

FEMA conducted an audit ("community assistance visit") of King County in 2019, which included an audit of code language and the permitting process, and a field tour of several floodplain development sites. Through the audit, FEMA identified several places in King County's code that need to be updated in order to comply with the minimum standards in the WAC and Code of Federal Regulations. FEMA identified the following issues in their Community Assistance Visit Narrative:

- Necessary updates to definitions to meet minimum standards;
- Necessary clarifications of development standards with the regulatory floodway;
- Necessary clarifications for coastal high hazard areas;
- Concern over compensatory flood storage standards in the zero-rise flood fringe; and
- Adoption of the new FIS and FIRM.

An annotated copy of the county's code was provided to executive staff as part of the audit. Since the community assistance visit, and after the proposed ordinance was transmitted, FEMA met with executive staff again and provided additional changes to code that are necessary in order to maintain participation in the NFIP.

On February 19, 2020, FEMA issued a Letter of Final Determination for King County, meaning that the final flood maps will be effective, and must be adopted by the County, no later than August 19, 2020.

## **ANALYSIS**

The proposed ordinance would make a number of changes to King County Code 21A.

**Updated Flood Insurance Study and Rate Maps.** The proposed ordinance would adopt the new FIS and FIRM that have been provided to King County along with the Letter of Final Determination, and would update Title 21A to reference the new study and maps. Because the Letter of Final Determination had not been received at the time the ordinance was transmitted, the date of the letter is not included in the transmittal. The ordinance will therefore need to be updated with the date to comply with FEMA's rules.

**Floodplain Variance Process.** In the current code, if an applicant wants to take an action not allowed by the floodplain regulations, the remedy is an alteration exception, which is the process used for critical areas generally. However, FEMA refers to the process as a "variance" rather than an alteration exception, and has language in its model ordinance that reflect FEMA's desired criteria for issuing variances.

The proposed ordinance would disallow alteration exceptions for flood hazard areas and would create a new variance process in their place. The variance language largely reflects FEMA's model language. In order to receive a variance, an applicant would have to demonstrate:

1. Good and sufficient cause
2. That failure to grant the variance would result in an exceptional hardship
3. That granting a variance will not result in increased flood heights
4. That granting of a variance will not result in additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing laws or ordinances.
5. That granting the variance within the FEMA floodway or the zero-rise floodway will not cause any increase in water surface elevations.
6. That the variance is the minimum necessary, considering the flood, erosion or channel migration hazard, to afford relief.

Within these confines, variances would be allowed to any regulation in the floodplain code, except that no variances would be allowed to the prohibition on new or substantially improved residential structures in the FEMA floodway. The proposal would also require the director to "consider" a number of other factors, but as these are considerations, and not criteria, they would not be required to be met in order for a variance to be issued.

Additionally, it should be noted that the proposed variance language includes a provision that states that "generally, variances may be approved for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the flood protection elevation, but only if the other elements of this section have been fully considered." Because the other variance criteria must only be "fully considered," rather

than "met," this would allow for a variance to be granted that does not meet any of the code criteria mentioned above, as long as it is on a lot of one-half acre or less.

**Updated and New Definitions.** The proposal includes an update to a number of existing definitions, and addition of new definitions. Many of these changes are technical or clarifying in nature, and have been identified by FEMA as necessary to maintain compliance with the NFIP standards.

One substantive change is to the definition of "floodplain development." The proposed changes are to remove maintenance and repair of an existing structure, above-ground utility, or flood protection facility from the list of things that do *not* constitute floodplain development. These are things that FEMA considers to be development and thus are proposed for removal from the exemptions.

**Updated Standards for Areas Below the Lowest Floor.** For new and substantially improved<sup>2</sup> residential and nonresidential structures, the proposal would adopt new standards for fully enclosed areas that are below the lowest floor of the building and below the flood protection elevation (three feet above base flood level). Such areas could only be used for parking, building access, or limited storage of readily removable items, and would have to comply with a number of standards to automatically allow the entry and exit of floodwaters. These standards would apply throughout the entire floodplain – the zero-rise flood fringe, zero-rise floodway, and FEMA floodway.

**Accessory Structures.** The proposal allows accessory structures to have their lowest floor located below the flood protection elevation in the zero-rise flood fringe, zero-rise floodway, and FEMA floodway,<sup>3</sup> if the accessory structure:

- Is less than 400 square feet;
- Has flood openings;
- Is anchored;
- Is used only for parking or storage of materials; and
- Has no utilities except electrical fixtures elevated above or floodproofed to the flood protection elevation.

These changes are reflective of what is contained in the FEMA model ordinance, except that the four hundred square foot restriction is not contained in the FEMA ordinance. These regulations would therefore be more restrictive than FEMA guidance.

A previously existing exception for nonresidential agricultural accessory structures is proposed to be retained in the executive's proposal, but would be moved to a new section and additional information on the requirements for such structures would be added. This would require that new, substantially improved, or converted nonresidential accessory structures with an assessed value greater than or equal to \$65,000 must be elevated to at least one foot above the base flood elevation, and that nonresidential agricultural accessory structures with an assessed value less than that could be

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<sup>2</sup>Substantial improvements are improvements greater than 50% of the value of the structure.

<sup>3</sup> In the regulatory floodway, a critical areas report is required to show that there will be no increase in base flood elevation. New accessory structures are not allowed in the FEMA floodway, but these regulations would apply to substantial improvements to existing accessory structures.

constructed to have the lowest floor below one foot above the base flood elevation, if engineering and design criteria are met. These standards would apply in the zero-rise flood fringe, zero-rise floodway, and FEMA floodway.<sup>4</sup>

This exception for agricultural buildings is not in line with FEMA guidance, and retention of this proposed language would result in King County losing flood insurance. Executive staff is in the process of applying for a communitywide exception from FEMA to allow this agricultural exception, but FEMA has stated that a decision is unlikely to be made within the timeframe for this update. The executive has therefore prepared replacement language for the striker that is in line with FEMA's guidance, with the intent of adding this exception through future legislation if the communitywide exception is granted.

**Water Wells.** The proposal would require that new water wells within the floodplain be located outside of the FEMA floodway and outside of areas subject to ponding. Wells would be required to be protected to the flood protection elevation and from any surface or subsurface drainage capable of impairing the quality of the groundwater supply. The proposal does not contain guidance on acceptable forms of protection.

**Alteration of Watercourses.** The proposal includes new standards for alteration of a watercourse, as required by the Code of Federal Regulations. These requirements include notification to the Department of Ecology and adjacent communities, submission of proof of this notice to FEMA, and a requirement that flood-carrying capacity is maintained in any alteration. All critical area, shoreline, and other regulations would still apply.

**New Standards for the Coastal High Hazard Area.** The proposed ordinance would prohibit the use of breakaway walls in coastal high hazard areas. Executive staff states that the existing code's silence on the topic *de facto* prohibits breakaway walls, but that this would codify the prohibition.

Additionally, the proposal would prohibit alteration of sand dunes. This is something that is required by the Code of Federal Regulations.

**FEMA Floodproofing and Elevation Certificates.** The proposed ordinance gives new criteria for FEMA floodproofing certificates and FEMA elevation certificates. The executive states that the requirements are already part of existing practice and are required by FEMA, so these changes codify existing practice.

**Other Changes.** In addition to the changes discussed above, the proposed ordinance makes a number of technical and clarifying changes to the floodplain code. Some of the clarifying changes give additional guidance in conformance with the executive's intent and/or existing practices, so this additional guidance would constitute new policy in the code, even if not new policy in practice.

As noted, FEMA has requested more code changes since the transmission of the proposed ordinance in order to conform to the Federal Code of Regulations and other FEMA guidance.

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<sup>4</sup> In the regulatory floodway, a critical areas report is required to show that there will be no increase in base flood elevation.

## **AMENDMENT**

A conceptual striking amendment is in development. The striker is being developed in consultation with FEMA, the Department of Ecology, and executive staff. The striker would number of changes to the proposed legislation, including:

- Removing lowest-floor exceptions for agricultural buildings in K.C.C. 21A.24.240.H and instead establishing a new variance process for agricultural buildings, subject to a Type-1 decision process.
- Requiring lots less than one-half acre to meet floodplain variance criteria in order to receive a floodplain variance.
- Clarifying that zoning variances and critical area alteration exceptions may not be used for variances/exceptions to the floodplain code.
- Require all accessory buildings in the coastal high hazard area to meet the standards for nonresidential buildings in the coastal high hazard area.
- Making additional changes requested by FEMA.
- Streamlining the use of terminology and phrasing through the floodplain code.
- Moving the floodplain variance section to after the flood-specific definition section, so that flood-specific definitions apply to the variance section as well.
- Other clarifying or technical changes to match executive intent and/or the executive's current practice.

## **SCHEDULE**

As noted above, if an ordinance is not passed by August 19, 2020 adopting in the FIRM and FIS and updating the code as required by FEMA, King County property owners will lose flood insurance.

The following schedule has been identified in order to meet this timeline:

<b>Item</b>	<b>Due Date</b>
<b>Deadline from members for items to include in hearing notice</b>	<b>April 17, 2020</b>
FEMA feedback on striker and member amendments due	May 20, 2020
Hearing notice prepared based on Exec transmittal, striker, member items and FEMA feedback – and to Clerk and Exec for SEPA	May 27, 2020
Hearing notice published with amendment concepts	June 3, 2020
All amendments made public Thursday/Friday before public hearing	July 2, 2020
Public hearing at full Council and Action	July 7, 2020
Action (with courtesy delay)	July 21, 2020
Deadline to adopt with 25 day processing	July 21, 2020
Must be Effective	August 19, 2020

## **ATTACHMENTS**

1. Transmittal Letter
2. Fiscal Note
3. FEMA Community Assistance Visit Narrative
4. FEMA Letter of Final Determination
5. Plain Language Summary
6. Regulatory Note

January 9, 2020

The Honorable Rod Dembowski  
Chair, King County Council  
Room 1200  
C O U R T H O U S E

Dear Councilmember Dembowski:

This letter transmits a proposed ordinance that, if enacted, would update King County's floodplain development regulations to meet the federal and state minimum standards. These updates will ensure that King County remains a community in good standing with the National Flood Insurance Program, as well as protecting residents and businesses from negative impacts of flooding while protecting natural floodplain functions.

Federal regulations also require that King County formally adopt the new Flood Insurance Rate Maps, which are anticipated to be effective in July 2020. The exact effective date will be transmitted to the County by Federal Emergency Management Agency (FEMA) Region 10 in the "Letter of Final Determination," which is sent to communities six months before the effective date of the maps.

The proposed ordinance would update floodplain development regulations in King County Code Title 21A to be consistent with federal regulations in 44 Code of Federal Regulations (CFR) Section 60.3 and state regulations in Revised Code of Washington 86.16.041. The updates also clarify inconsistencies, provide technical changes, and provide administrative changes. The ordinance includes the following regulatory changes:

- New and revised regulations for agricultural and accessory buildings,
- Prohibiting new water wells in the FEMA floodway,
- Removing a noncompliant exemption from compensatory storage requirements,
- Updating definitions to match those in 44 CFR 59.1,
- New variance criteria for floodplain development, and
- Clarifying language to help permit applicants better understand the code requirements.

Updating King County's floodplain management code preserves the King County Flood Hazard Management Plan's long-standing goal of "no adverse impact" in floodplains, which ensures that development does not exacerbate flood problems on other property owners. Having a compliant floodplain management code is important in maintaining the County's

The Honorable Dembowski

January 9, 2020

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participation in the National Flood Insurance Program, which ensures that federal flood insurance is available to homeowners, renters, and business owners. Additionally, a compliant floodplain management code is also crucial for King County's rating in the FEMA Community Rating System, which is a voluntary program that rewards communities for, in part, adopting higher regulatory floodplain standards. Participation in the Community Rating System program allows for reductions in federal flood insurance rates for policyholders in the participating jurisdiction's floodplain. King County is a Class 2 community, which is among the best in the country. This rating results in a 40 percent discount in flood insurance rates for residents of unincorporated King County, totaling over \$1 million saved for policyholders every year.

In developing the ordinance, King County consulted with FEMA Region 10 and the Washington Department of Ecology and sought input from the public, including: the King County Agriculture Commission; stakeholders in the Snoqualmie Valley as part of the Farm, Fish, Flood Task Force; and members of the Hmong farming community.

This legislation furthers the Health and Human Services goal of the King County Strategic Plan by protecting the well-being and safety of unincorporated residents, as well as the Healthy Environment goal by preserving natural floodplain processes.

Thank you for your consideration of this ordinance. This important legislation will help King County residents and businesses stay safe from flooding.

If your staff have any questions, please feel free to contact Josh Baldi, Division Director of the Water and Land Resources Division of the Department of Natural Resources and Parks, at 206-477-9440.

Sincerely,

Dow Constantine  
King County Executive

Enclosure

cc: King County Councilmembers  
ATTN: Carolyn Busch, Chief of Staff  
Melani Pedroza, Clerk of the Council  
Dwight Dively, Director, Office of Performance, Strategy and Budget  
John Taylor, Director, Department of Local Services (DLS)  
Jim Chan, Division Director, Permitting Division, DLS  
Christie True, Director, Department of Natural Resources and Parks (DNRP)  
Josh Baldi, Division Director, Water and Land Resources Division, DNRP

**2019-2020 FISCAL NOTE**

Ordinance/Motion: 2020-XXXX  
 Title: FEMA Flood Maps and Flood Code  
 Affected Agency and/or Agencies: None  
 Note Prepared By: Christine Jensen, Legislative/Policy Analyst, Permitting Division, DLS  
 Date Prepared: November 26, 2019  
 Note Reviewed By:  
 Date Reviewed:

**Description of request:**

Adoption of FEMA Flood Maps and updates to floodplain development code

**Revenue to:**

Agency	Fund Code	Revenue Source	2019-2020	2021-2022	2023-2024
TOTAL			0	0	0

**Expenditures from:**

Agency	Fund Code	Department	2019-2020	2021-2022	2023-2024
TOTAL			0	0	0

**Expenditures by Categories**

	2019-2020	2021-2022	2023-2024
TOTAL	0	0	0

**Does this legislation require a budget supplemental? No.**

Notes and Assumptions:

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**National Flood Insurance Program (NFIP)**  
**King County Community Assistance Visit (CAV) Narrative**  
**June 2019**

<b>Community:</b>	King County, Washington	<b>Attendees:</b>	Steve Bleifhus, Director DNRP Mitch Paine, DNRP Katy Vanderpool, DNRP Kyle Comanor, DNRP Steve Roberge, Permitting Scott Smith, Permitting Chase Barton, DNRP Richelle Rose, DNRP
<b>Date of Visit:</b>	<b>January 23, 2019</b> (Additional Meetings June 7, 2018 & March 18, 2019)	<b>Conducted By:</b>	Karen Wood-McGuinness, FEMA Roxanne Pilkenton, FEMA
<b>Community ID:</b>	530071	<b>Assisted By:</b>	Erin Cooper, FEMA BiOp Review Michelle Schmeling, FEMA

**Important Dates & Facts:**

Entered Emergency Program	October 13, 1972
Entered Regular Program	September 29, 1978
Flood Insurance Study (FIS)	April 19, 2005 (revised) current effective
Flood Insurance Rate Map (FIRM)	April 19, 2005 (revised) current effective

NFIP Insurance Policies/zone	*2,173
Insurance in Force	*\$593,644,100
Total Flood Claims Since 1978	*1,007
Total Loses Paid Since 1978	*\$21,744,905
Substantial Damage Claims	*85
Repetitive Loss Properties (total)	*295
Minus Rated Policies (post FIRM)	*113

\*insurance statistics as of April 2019

**Background:**

The County is located along the eastern side of Puget Sound, bounded on the west by Elliot Bay and Puget Sound and extends east into the Cascade Range. The county also includes Vashon Island and Maury Island. King County is bounded by Snohomish County to the north, Pierce County to the south,



and Kittitas and Chelan Counties to the East. The 2017 census estimates the population at 2,188,649, the most populat county in the State of Washington. When King County joined the regular phase of the National Flood Insurance Program the estimated population was approximately 1.2 million. The county seat is in Seattle, Washington.

Flooding in King County generally occurs during the winter months, November through February, from storms originating over the Pacific Ocean. These storms generally produce widespread flooding across the county. Rivers in King County originate in the Cascade Mountains, flowing from south and east into Puget Sound, extending from steep glacial valleys in the mountains to the broader floodplains downstream as they flow eventually into Puget Sound. King County is home to large rivers that support water supplies, agriculture, fisheries, recreation, and wildlife. The Cedar River, Green River, and parts of the White River Watershed are in the southern part of the county. The central and norther part of the county is dominated by the Sammamish and Snoqualmie and Skykomish River Watersheds.

**Past CACs/CAVs:**

The previous CAV was conducted in King County in January 2009 by Chuck Steele of the Washington Department of Ecology (WDOE) and closed in February 2010.

**Recent Flood History:**

King County has been declared a federal disaster area twelve times between 1964 and 2015 for flooding. See the Flood Insurance Study for King County, Washington and Incorporated Areas, dated Revised April 19, 2005 for detailed descriptions of flooding history for the rivers and creeks in King County.

Federal disaster declarations in King County have been received for flooding events for:

DR4309-02/2017	DR1671-11/2006	DR896-12/1990	DR545-12/1977
DR4056-01/2012	DR1499-10/2003	DR883-11/1990	DR492-12/1975
DR1963-01/2011	DR1172-03/1997	DR852-01/1990	DR328-03/1972
DR1817-01/2009	DR1159-12/1996-02/1997	DR784-11/1986	DR185-12/1964
DR1734-12/2007	DR1100-02/1996	DR757-01/1986	
DR1682-12/2006	DR1179-11/1995	DR612-12/1979	

**Floodplain Regulations/Ordinance:**

The current version of King County’s flood damage prevention ordinance is primarily found within Title 21A, Zoning (mostly Chapters 21A.06 and 21A.24). A review of these chapters was conducted for compliance with the minimum standards of the National Flood Insurance Program (44 CFR) and minimum standards of Washington State Code (WAC) 173-158-070.



Several clarifications and corrections will be required to correct the ordinance deficiencies for this CAV to be closed and county remain in good standing with the National Flood Insurance Program. An annotated copy of the county's code requesting the required corrections and clarifications is included with this Community Assistance Visit Report and is titled "King County Community Assistance Visit Ordinance Review of Title 21A – Zoning (21A.06 Through 21A.24)". The comments included with this attached document indicate the required clarifications and required changes.

These required changes and clarifications have already been provided to King County staff in the River and Floodplain Management Section of the King County Department of Natural Resources and Parks. FEMA has been working extensively with county staff on these required changes.

The following bullets are a summary of these required updates:

- Several definitions must be updated to correctly apply to the minimum requirements of the National Flood Insurance Program. This includes, but not limited to, definitions for base flood, base flood elevation, compensatory storage, FEMA Floodway, Flood Insurance Study for King County, Floodplain Development, Floodway, Maintenance, Start of Construction, Structure, Substantial Improvement, and Substantial Damage.
- The definition of "Floodplain Development" (21A.06.498) is of particular concern due to the apparent exemption of certain activities that constitute "development" under the NFIP. These provisions must be updated to be compliant within the areas of special flood hazard.
- Clarifications of various sections of Chapter 21A.24 are required to assure that their implementation is compliance with the minimum requirements of the NFIP. Development within the regulatory floodway is a concern due to the complexity of various sections of King County Code and the slight differences between the regulatory floodway and the King County designated zero-rise flood fringe. FEMA's concern is to make sure that any development does not encroach into the FEMA delineated floodway, i.e. a 0.00-foot rise in base flood elevation. However, King County continues to work with FEMA to provide clarity in the regulations.
- King County provisions allowing for compensatory flood storage in the "Zero-rise flood fringe" may remain a concern for compliance with the provisions of the Endangered Species Act Biological Opinion for Puget Sound. FEMA and the county are working through this issue. Language in the 06/03/2019 wording in Chapter 21A.24.240(A)(1) proposal from King County staff presently appears to be lacking adequate definition of terms and the requirements to prove (document) a proposed alteration of a watercourse would maintain the flood carrying capacity within the altered or relocated portion of the watercourse which is a requirement under 44 CFR 60.3(b)(6).
- Chapter 21A.24.230(B) must be changed to reference the correct title and date of the new Flood Insurance Study and Flood Insurance Rate Maps for King County. The exact date is expected to be



available when the new study reached the Letter of Final Determination (LFD) phase; this is expected in August or September 2019.

- Some clarifications should be made to the performance standard provisions as they relate to the coastal high hazard areas. These are the zones denoted in the Flood Insurance Study and on the Flood Insurance Rate Maps as V zones (V zones and VE zones). These performance standards include both residential and non-residential structures to be constructed on post, piers, or pilings along with other construction requirements.

Please see the detailed annotated copy of the county's code included with this Community Assistance Visit Report, titled King County Community Assistance Visit Ordinance Review of Title 21A – Zoning (21A.06 Through 21A.24 for a complete list of changes required, clarifications requested, and recommendations. These comments have been previously provided to the county and coordination with FEMA continues to develop a fully compliant ordinance.

### **Development Review Process:**

The permit process used by King County was discussed during the Community Assistance Visit meeting of January 23, 2019. During the meeting it was determined that permitting development in floodplains is carried out by King County Department of Permitting and Environmental Review in coordination with the River and Floodplain Management Section of the King County Department of Natural Resources and Parks.

The process begins by determining if the proposed development site lies at least partially within the King County regulatory floodplain based on using both information from FEMA and King County's flood mapping. Detailed information is required related to the type of development being proposed. The King County Flood Hazard Certification Form outlines the data required and the requirements that each development must meet.

Issues related to the potential for substantial improvements to occur without permit staff properly assessing the potential of a project reaching the threshold of a substantial improvement was discussed. This issue can occur when changes are approved to a structure in the field without permit staff reviewing the improvements to determine if they improve the value of the structure 50% or more of the market value as required by 44 CFR 60.3(c)(2 & 3). Procedures to address this potential oversight in the development requirements are recommended in order to assure compliance with the minimum requirements of the NFIP. County staff indicated new procedures may be required to assure that the substantial improvement requirements of King County Code and FEMA minimum regulations are being implemented and enforced.

Procedures for requiring flood hazard permits for accessory structures that do not require building permits was another issue of concern. These structures meet the definition of development therefore



require a permit. King County should develop procedures to address these potential oversights in complying with the minimum requirements of the NFIP.

The remainder of the permitting process appears to have checks and balances included, with several different sections of county government having different review responsibilities. The county requires a finished construction elevation certificate prior to final inspections of the project. The county should consider requiring inspections mid-point during the construction phase to assure that the lowest floor elevation and other required elevations are correct based on the BFE and required freeboard.

### **Recommendations for Permitting Process Improvement:**

- Procedures to address this potential oversight in the development requirements related to substantial improvements are strongly recommended in order to assure compliance with the minimum requirements of the NFIP.
- King County should develop procedures to address these potential oversights in complying with the minimum requirements of the NFIP.
- Consider mid-point field inspections during the construction phase to assure that the lowest floor elevation and other required elevations and components are correct based on the BFE and required freeboard.
- To assure these processes that move through several sections/departments/etc. in a timely, yet compliant manner, the county should periodically reassess any inter-departmental agreements or processes to assure agreement between these sections of county government with county code application before final approvals.

### **Endangered Species Act and Biological Opinion Compliance:**

King County is presently utilizing a version of the “Door 2” compliance option. Since this option strongly relies on county regulations, the main issue discovered during the review of the county’s flood hazard related code is related to compensatory storage, especially related to the use of fill in the floodplain. Please continue to work with FEMA to remediate county code to be compliant with the requirements of the Puget Sound Biological Opinion which states:

*BiOp Provision #3: Administrative Procedures*

*[...]*

*c. Communities that permit development must track the projects for which they issue floodplain development permits, **including effects to flood storage, fish habitat, all indirect effects of development, and mitigation provided.***

*- See BiOp Appendix 4, Section 4*

*- Model Ordinance, section 5.2.B.2:*

*If the proposed project will create new impervious surfaces so that more than 10 percent of the portion of the lot in the Special Flood Hazard Area is covered by impervious surface, the*



*applicant shall demonstrate that there will be no net increase in the rate and volume of the stormwater surface runoff that leaves the site or that the adverse impact is mitigated, as provided by Sections 7.7 and 7.8.*

*BiOp Provision #4: General Development Standards*

*[...]*

***d. Any loss of floodplain storage and fish habitat functions shall be avoided, rectified or compensated for. New flood storage/habitat areas must be graded and vegetated to allow fish refugia during flood events and return to main channel as floodwaters recede without creating stranding risks. Any compensation off site must be in a priority floodplain restoration area identified in the associated ESU Recovery Plan for listed species.***

- See BiOp RPA 3(A) & 3(b); Appendix 4, Section 2

- Model Ordinance, section 7.6 (Compensatory Storage):

*New development shall not reduce the effective flood storage volume of the Special Flood Hazard Area. A development proposal shall provide compensatory storage if grading or other activity eliminates any effective flood storage volume. Compensatory storage shall:*

*A. Provide equivalent volume at equivalent elevations to that being displaced. For this purpose, “equivalent elevation” means having similar relationship to ordinary high water and to the best available 10-year, 50-year and 100-year water surface profiles;*

*B. Be hydraulically connected to the source of flooding; and*

*C. Provide compensatory storage in the same construction season as when the displacement of flood storage volume occurs and before the flood season begins.*

***D. The newly created storage area shall be graded and vegetated to allow fish access during flood events without creating fish stranding sites (this or similar language not included in King County Code 21A.24.240 A).***

Comparing this language with King County’s regulations and suggested updated language of “may allow a reduction in flood storage if a cumulative effects analysis demonstrates that the loss of storage will not create a measurable increase in the base flood elevation anywhere off the site”, it appears it does not take into account the requirements of the Biological Opinion Provision #4(d) to 1) avoid ***creating stranding risks*** or 2) identify ***a priority floodplain restoration area identified in the associated ESU Recovery Plan for listed species.***

King County will need to identify how these two items are addressed in the ordinance in order to show compliance on the topic of compensatory storage with the NFIP. While all development in the Special Flood Hazard Areas are required to comply with the BiOp RPA’s, the properties identified with “\*” in the Field Inspection Results Table will be required to provide the evidence of compliance with ESA standards, including any habitat assessments completed and/or supporting documentation for these developments.



### **FIRM Availability & Accuracy:**

The initial Flood Insurance Study and Flood Insurance Rate is 09/29/1978, when the county joined the regular phase of the NFIP. However, various flood hazard maps have been provided for sections of the county in 1995, 1998, 1999, 2001 and the current effective maps are dated 04/19/2005

The county-wide digital FIRM's and coastal areas of King County are scheduled for a new detailed study to update the flood risk and updated standards developed for the Pacific Northwest coastal high flood hazard areas. These maps are expected to be effective in February or March 2020. The update of the flood hazard code associated with this Community Assistance Visit is intended to assist the county in reviewing and updating their regulations so they are compliant with the NFIP.

There are currently 361 Letters of Map Change (LOMC), 328 of which were Letters of Map Amendment (LOMA) and 33 are Letters of Map Revision. Copies of these cases are located on FEMA's Map Assistance Center website at <https://msc.fema.gov/portal>.

### **NFIP Community Information Review and Verification:**

We reviewed the community flood insurance and flood insurance claim statistics during the Community Assistance Visit. Also reviewed was current contact information to obtain and provide the most up to date information for King County, the State of Washington, and FEMA.

### **Areas Visited During Field Inspection:**

Due to the size and resource availability, FEMA staff was not able to visit all identified SFHAs within King County. Field assessment work was conducted in areas that have experienced residential and commercial development in more recent years in unincorporated King County. These areas were chosen due to their potential for higher flood risk within the mapped Special Flood Hazard Areas. We also included many of the structures that are rated as "minus" rated structures for insurance purposes. These structures are at a higher potential for having their lowest floor below BFE. The field tour occurred July 23 - 26, 2018, September 20, 2018, and October 11 - 12, 2018.

**Field Inspection Results:** The field inspection found multiple properties needing additional documentation to verify compliance. During the CAV meeting with community officials, a general discussion of the types of floodplain issues that were observed during the field visit and the types of documentation that will likely be required to clarify these issues were discussed. Please provide all documentation requested for each structure and/or development, such as permits, elevation certificates, substantial improvement documentation, etc. listed in the attached field tour report titled, "**King County Community Assistance Visit, Field Tour, 2018.**" A copy of this field report was provided to the county staff to begin the process of reviewing the permit files to provide documentation requested.



Seventy-two development items were selected to include in this field tour report. Approximately 125 structures and other development in the special flood hazard area were identified. This report lists the addresses of the structures and other development that requires do

23303 SE 416th Street	Enumclaw
40516 292nd Ave SE	Enumclaw
29926 SE 408th Street	Enumclaw
27743 424th Street	Enumclaw
75610 NE 123rd Street	Skykomish
76003 NE 123rd Street	Skykomish
17546 647th Ave NE	Skykomish
17558 647th Ave NE	Skykomish
64655 NE 177th Street	Skykomish
64679 NE 177th Street	Skykomish
Parcel # 7349800220 or 7349800210	Skykomish
46011 SE 134th Street	North Bend
46113 SE 134th Street	North Bend
12131 434th Street SE	North Bend
12125 434th Street SE	North Bend
12119 434th Street SE	North Bend
12015 434th Street SE	North Bend
41227 SE 123rd Street	North Bend
12730 412th Ave SE	North Bend
42019 SE 136th Street	North Bend
42042 421st Ave SE	North Bend
14634 438th Ave SE	North Bend
14749 442nd Ave SE	North Bend
Parcel on SE 150th Street adjacent to 43818 SE 150th Street	North Bend
43733 SE 150th Street	North Bend
8532 382nd Ave SE	Snoqualmie
38002 SE 85th Street	Snoqualmie
38118 SE 85th Street	Snoqualmie
8569 381st Place SE	Snoqualmie
8724 382nd Ave SE	Snoqualmie
8549 382nd Ave SE	Snoqualmie
8704 382nd Ave SE	Snoqualmie
8305 382nd Ave SE	Snoqualmie
8511 382nd Ave SE	Snoqualmie

Fall City-Carnation Road SE/Hwy 203 (-121.9047/47.5876)	Carnation
2315 Fall City-Carnatin Road/Hwy 203	Carnation
West Snoqualmie River Road NE (-121.9352/47.6118)	Carnation
722 West Snoqualmie River Road NE	Carnation
1540 W River Road	Carnation
5624 320th Ave NE	Carnation
5820 320th Ave NE	Carnation
5504 318th Ave NE	Carnation
13032 231st Ave	Issaquah
23115 Lower Dorre Don Way SE	Maple Valley
23359 Dorre Don Way SE	Maple Valley
24021 SE 238th Street	Maple Valley
Tax Parcel # 192203-9001 *	Vashon Island
14257 SW Pohl Road *	Vashon Island
28523 Manzanita Beach Road SW	Vashon Island
27621 Hake Road	Vashon Island
27597 Sandy Shores Drive	Vashon Island
26825 Hake Road SW	Vashon Island
25842 Gold Beach Drive	Vashon Island
25818 Gold Beach Drive	Vashon Island
25758 Gold Beach Drive SW	Vashon Island
22921 Kingsbury Road SW	Vashon Island
20528, 20532, & 20536 Chautauqua Beach Road SW	Vashon Island
13927 SW Pohl Road	Vashon Island
13917 SW Pohl Road	Vashon Island
13521 Burma Road SW *	Vashon Island
12660 Conliffe Road SW	Vashon Island
12525 SW Bachelor Road *	Vashon Island
12311 SW Bachelor Road *	Vashon Island
12022 Sylvan Beach Walk SW *	Vashon Island
10929 Point Vashon Drive SW	Vashon Island
10821 Point Vashon Drive SW	Vashon Island
10212 SW 127th Street	Vashon Island
10059 SW Northhilla Road	Vashon Island
10018 SW Bunker Trail	Vashon Island
9820 SW Dock Street	Vashon Island
9113 SW Bayview Drive	Vashon Island



**NOTE:**

\* Provide evidence of compliance with ESA standards, including any habitat assessments completed and/or supporting documentation, for a subsection of development permits, as listed. For further details see attachment titled “Endangered Species Act and Biological Opinion Compliance.”

Please note that tracking of floodplain development and enforcement procedures is a community responsibility. The county should not expect FEMA to identify all potential violations within their community. The development identified in the field inspection report is only a sub-set of what was observed; others may exist. The county is encouraged to review its floodplain development tracking process (permitting & inspections) to determine if it is adequate to track all “development” including new structures, accessory structures, substantial improvements, placement of manufactured homes, filling, grading, mining, paving, excavation, dredging, and storage (permanent and temporary) of equipment and materials especially where some of these activities may occur without obtaining county approval first.

**Other Floodplain Management Issues:** King County will now be required to implement and enforce velocity zone (V-Zone) building and development standards in several new areas when the new Flood Insurance Study and Flood Insurance Rate Maps become effective. King County code already contains the provisions for development in these zones, but care must be taken to inform those developing within these zones that different standards are required; the consequences of non-compliance in these zones not only are a life safety issue but could create economic hardship due to the potential higher insurance costs.

**Training**

- As with every community, FEMA always encourages community staff to continue to seek training opportunities to help improve their knowledge of the NFIP. Webinars as well as updates with FEMA Region 10 training can be found on the STARR website at <http://www.starr-team.com/starr/Pages/default.aspx> or by subscribing to the Region 10 newsletter. If you would like to subscribe please email [RXNewsletter@starr-team.com](mailto:RXNewsletter@starr-team.com)
- FEMA offers various courses at our training facility in Emmitsburg, Maryland, the Emergency Management Institute (EMI) as well as in-region training. The website <http://training.fema.gov/emi/> provides information about these classes.



- FEMA also offers various trainings for insurance agents, surveyors, and others. Please let FEMA know if this is a training your community would find beneficial. These trainings can be provided in King County.

### **Summary of Community Assistance Visit:**

Issues identified in this CAV are of concern to your community. Review of King County’s ordinance revealed some provisions that are not compliant with the minimum requirements of the NFIP. This places King County in the position of possible suspension from the National Flood Insurance Program. A community’s continued participation in the NFIP is incumbent upon having a compliant ordinance with the minimum requirements of 44 CFR. Additionally, some of the structures identified are at an increased risk to damage from floods or the development places other structures at risk to flooding. Property owners of these structures face increased flood insurance costs due to the non-compliant status of their structure. Updating the county’s flood hazard regulation provisions and properly enforcing compliant regulations will reduce your community’s exposure to flood risk as well as keep King County compliant with the National Flood Insurance Program so that flood insurance remains available.

Results from the field visit are a snapshot of how your community administers your program; many of the structures listed require data and information to confirm compliance. Some of the structures are potential violations of your program and likely will require remediation. The remediation required will depend upon the data and documentation that is provided to FEMA. FEMA will continue to work with King County to ensure that the county remains in good standing with the National Flood Insurance Program.

### **Summary of requirements to complete and close this Community Assistance Visit**

- Provide a record (list) of all development permits issued within the SFHA since January 15, 2009. (**NOTE: Complete** – provided as of 06/30/2019)
- Provide response to clarifications requested and questions included in the Floodplain Regulations/Ordinance section of this CAV Narrative Report and the attachment titled, “King County Community Assistance Visit Ordinance Review of Title 21A – Zoning (21A.06 Through 21A.24,” and other documents associated with this narrative report and included with this CAV.
- Revise and adopt an update to King County code to correct sections in King County code determined as deficient in compliance with 44 CFR. The county has been submitting and should continue to submit draft updates to FEMA for review for compliance with the NFIP prior to county finalizing the required and recommended changes.
- Provide the documentation requested for each structure and/or development listed in the Field Inspection Report, such as permits, elevation certificates, elevations, substantial improvement documentation, etc.



- If applicable, the county may be required to provide a corrective action plan outlining the county's plan and commitment to address any unresolved issues identified during this Community Assistance Visit. This plan must include a timeline for remediating the issues identified (i.e. code update, violation enforcement, etc.) The applicability of this requirement will be determined after FEMA's review of the documentation submitted and clarifications provided.
- Remediate those structures and development determined to violate King County code (Title 21A – Zoning (21A.06 Through 21A.24) and/or 44 CFR § 60.3 included in this CAV.





# Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:  
115-I

February 19, 2020

Mr. Dow Constantine  
County Executive  
King County  
401 Fifth Avenue, Suite 800  
M/S CNK-EX-0800  
Seattle, Washington 98104

Community: King County,  
Washington  
(Unincorporated Areas)  
Community No.: 530071  
Map Panels Affected: See FIRM Index

Dear Mr. Constantine:

In December 2007, you were notified of proposed Base Flood Elevations (BFEs) affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Unincorporated Areas of King County, Washington and on August 28, 2013 and April 3, 2018, you were notified of proposed modified flood hazard determinations (FHDs). The statutory 90-day appeal periods that were initiated on December 18, 2007, September 11, 2013, and April 17, 2018, when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed BFEs and FHDs for your community in the *Seattle Times*, have elapsed.

FEMA received no valid requests for changes in the BFEs and FHDs. Therefore, the determination of the Agency as to the BFEs and FHDs for your community is considered final. The final BFEs and FHDs will be published in the *Federal Register* as soon as possible. The modified BFEs, FHDs and revised map panels, as referenced above, will be effective as of August 19, 2020, and revise the FIRM that was in effect prior to that date. For insurance rating purposes, the community number and new suffix code for the panels being revised are indicated above and on the map and must be used for all new policies and renewals.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Because of the modifications to the FIRM and FIS report for your community made by this map revision, certain additional requirements must be met under Section 1361 of the 1968 Act, as amended, within 6 months from the date of this letter. Prior to August 19, 2020, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(d&e) of the NFIP regulations. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all the standards specified in Paragraph 60.3(d&e) of the NFIP regulations must be enacted in a legally enforceable document. This includes the adoption of the effective FIRM and FIS report to which the regulations, apply and the modifications made by this map revision. Some of the standards should already have been enacted by your community. Any additional requirements can be met by taking one of the following actions:

1. Amending existing regulations to incorporate any additional requirements of Paragraph 60.3(d&e);
2. Adopting all the standards of Paragraph 60.3(d&e) into one new, comprehensive set of regulations; or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3(d&e).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the 1973 Act as amended.

A Consultation Coordination Officer (CCO) has been designated to assist your community with any difficulties you may be encountering in enacting the floodplain management regulations. The CCO will be the primary liaison between your community and FEMA. For information about your CCO, please contact:

Dwight (Ted) Perkins  
Regional Engineer, FEMA Region 10  
130 – 228<sup>th</sup> Street, S.W.  
Bothell, Washington 98021 – 8627  
(425) 487- 4684

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment (LOMAs), Letters of Map Revision (LOMRs)) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the revised FIRM panels; (2) LOMCs for which results could not be shown on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the Special Flood Hazard Area as shown on the FIRM; (3) LOMCs for which results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based is being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the revised FIRM and will become effective 1 day after the revised FIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised FIRM becomes effective.

The FIRM panels have been computer-generated. Once the FIRM and FIS report are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided to your community for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. Copies of the digital files or paper copies of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627). In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, we urge you to call the Director, Federal Insurance and Mitigation Division of FEMA in Bothell, Washington, at (425) 487- 4600 for assistance. If you have any questions concerning mapping issues in general or the enclosed Summary of Map Actions, please call our FMIX at the number shown above. Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations*, *Answers to Questions About the NFIP*, *Use of Flood Insurance Study (FIS) Data as Available Data*, *Frequently Asked Questions Regarding the Effect that Revised Flood Hazards have on Existing Structures*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <https://www.floodmaps.fema.gov/lfd>. Paper copies of these documents may also be obtained by calling our FMIX.

Sincerely,



Luis Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration

Enclosure:

Final Summary of Map Actions

cc: Community Map Repository  
Steve Bleifuhs, River and Floodplain Management Section Manager, King County  
David Radabaugh, CFM, NFIP State Coordinator, Washington Department of Ecology  
Jerry Franklin, Washington Risk MAP Coordinator, Washington Department of Ecology



## FINAL SUMMARY OF MAP ACTIONS

Community: KING COUNTY

Community No: 530071

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on August 19, 2020.

**1. LOMCs Incorporated**

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
102	98-10-433P	10/19/1998	REQUEST FROM R10 TO REMOVE ZONE A	53033C0658F	53033C0658G
102	02-10-336P	05/01/2002	ZONE AO REVISION	53033C0418G 53033C0419G 53033C0420G	53033C0418H 53033C0419H 53033C0420H
102	02-10-452P	05/22/2003	COTTAGE LAKE CREEK FLOODPLAIN STUDY	53033C0377F 53033C0379G	53033C0377G 53033C0379H
LOMR	08-10-0665P	02/26/2010	CITY OF SNOQUALMIE LOMR	53033C0737F 53033C0739G 53033C0741F 53033C0743H	53033C0737G 53033C0739H 53033C0741G 53033C0743J
LOMR	11-10-1517P	08/17/2012	SR 202 WIDENING PROJECT	53003C0390G 53003C0395F	53033C0390H 53033C0395G
LOMR	17-10-0730P	01/08/2018	River Glen LOMR	53033C1057J	53033C1057K

**2. LOMCs Not Incorporated**

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

## FINAL SUMMARY OF MAP ACTIONS

Community: KING COUNTY

Community No: 530071

## 2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	199532489MBJ	01/30/1978	MAPLE LANE ESTATES, LOT 27 -- 13511 90TH AVENUE NE	H 530071 12	53033C0355F
LOMA	199535821MBJ	01/30/1978	MAPLE LANE ESTATES, LOT 26 -- 13519 90TH AVENUE	H 530071 12	53033C0355F
LOMA	199532487MBJ	06/19/1980	1802 WEST LAKE SAMMAMISH -- PORTION OF GOVT LOT 3, SECTION 1, T24N, R5E, W.M.	5300710200A	53033C0680G
LOMA	199532772MBJ	04/29/1982	LOT 1, BEING THE NORTH 30 FT. OF LOT 10 & ALL OF LOT 11, BLOCK 9, C.D. HILLMAN'S AUBURNDALE ADDITION	5300710475A	53033C1254G
LOMA	92-10-002B	05/13/1992	K & S BUSINESS PARK	53033C0029D	53033C0356H
LOMA	93-RX-0002	10/06/1992	LAKE MANOR ESTATES, LOT 18 -- 16529 SE 19TH STREET	53033C0183D	53033C0680G
LOMA	93-10-026A	04/02/1993	PORTION OF GOVERNMENT LOT 3, SEC.18, T24N, R6E (LINDLEY FARMS, LOTS 6-7)	53033C0191D	53033C0680G
LOMA	93-RX-0144	09/09/1993	LAKE DOLLOFF TRACTS, PLAT NO. 2, BLOCK 1, LOT 5 -- 30441 38TH AVENUE SOUTH	53033C0435D	53033C1235G
LOMA	93-RX-0113	09/17/1993	40601 302ND AVENUE SE -- PORTION OF SECTION 8, T20N, R7E, W.M.	53033C0580D	53033C1530G
LOMA	94-RX-0013	11/09/1993	BLAKLEY MANOR NO. 1, BLOCK 3, LOT 7 -- 509 SOUTH 165TH	53033C0310D	53033C0954G
LOMA	94-RX-0002	12/09/1993	BRODELL'S MAPLE GARDEN HOMES, BLOCK 1, LOT 4 -- 1005 SHELTON AVENUE SE	53033C0329D	53033C0981G
LOMA	94-RX-0050	01/05/1994	IMNAHA, BLOCK 11, LOTS 1-2 -- 23406 VASHON HIGHWAY SW	53033C0325D	53033C0950G
LOMA	94-RX-0075	02/11/1994	18814 SE 42ND STREET -- PORTION OF GOVT LOT 3, SECTION 18, T24N, R6E, W.M.	53033C0191D	53033C0680G
LOMA	94-RX-0163A	06/01/1994	26056 GOLD BEACH DRIVE SW -- PORTION OF GOVT LOT 3, SECTION 28, T22N, R3E, W.M.	53033C0405D	53033C1225G
LOMA	94-RX-0176	06/23/1994	19535 SE 328TH PLACE -- PORTION OF SECTION 17, T21N, R6E, W.M.	53033C0460D	53033C1290G
LOMA	94-RX-0158	06/29/1994	3930 NORTH LAKE SAMMAMISH PARKWAY SE -- PORTION OF GOVT LOT 4, SECTION 12, T24N, R5E, W.M.	53033C0194D	53033C0680G

## FINAL SUMMARY OF MAP ACTIONS

Community: KING COUNTY

Community No: 530071

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	95-10-009A	12/29/1994	19529 221ST AVENUE SE -- PORTIONS OF PARCEL "B", LOTS 1 & 2	53033C0345D	53033C1016G
LOMA	95-R10-034	01/20/1995	18810 SE 42ND STREET -- PORTION OF GOVT LOT 3, SECTION 18, T24N, R6E, W.M.	53033C0191D	53033C0680G
LOMA	95-R10-039	01/26/1995	ORCHARD GROVE, LOTS 14-15 -- 223515 DORRE DON WAY	53033C0345D	53033C1019G
LOMA	94-RX-0165	02/02/1995	12035 434TH SE -- PORTION OF SECTION 10, T23N, R8E, W.M.	53033C0357D	53033C1530G
LOMA	95-R10-076	03/24/1995	23044 MAY VALLEY ROAD -- ASSESSOR'S PLAT OF MAPLE GLEN ESTATES DIV NO. 2	53033C0332D	53033C1006G
LOMA	95-R10-092	03/29/1995	GREENWOOD POINT, LOT 33 -- 4119 187TH SE	53033C0191D	53033C0680G
LOMA	95-R10-144	06/23/1995	STRANDVIK, BLOCK 1, LOTS 1-4; BLOCK 2, LOTS 1, 3-4; BLOCK 4, LOTS A & 1-4 -- 17602, 17608, 17612	53033C0680F	53033C0680G
LOMA	95-R10-154	06/29/1995	LINDLEY FARM SUBDIV, LOT 11 -- 18820 SE 42ND STREET	53033C0680F	53033C0680G
LOMA	95-R10-119	07/17/1995	9200 436TH AVENUE SE -- PORTIONS OF SECTIONS 34-35, T24N, R8E, W.M.	53033C0744F	53033C0744J
LOMA	95-R10-202	08/08/1995	3504 167TH AVE SE -- PORTION OF SECTION 12, T24N, R5E, W.M.	53033C0680F	53033C0680G
LOMA	95-R10-222	09/01/1995	2818 WEST SAMMAMISH ROAD SE	53033C0680F	53033C0680G
LOMA	95-R10-235	09/13/1995	FOUR LAKES, BLOCK 2, LOT 5 -- 23900 SE 160TH STREET	53033C1009F	53033C1009G
LOMA	95-R10-248	09/22/1995	CEDAR CREEK ESTATES, LOT 1 -- 46913 284TH AVENUE SE	53033C1515F	53033C1540G
LOMA	96-R10-002	10/06/1995	THE MEADOWS AT LAKE SAMMAMISH NO. 5, LOT 2 -- 4326 193RD AVENUE SE	53033C0680F	53033C0680G
LOMA	96-R10-066	11/05/1995	HEATHFIELD COUNTY ESTATES, BLOCK 2, LOT 2 -- 16615 SE 35TH	53033C0680F	53033C0680G
LOMA	96-R10-043	11/09/1995	SAMMAMISH BEACH, TRACT 10 -- 542 WEST LAKE SAMMAMISH PARKWAY SE	53033C0680F	53033C0680G
LOMA	96-R10-051	11/29/1995	37008 SE 54TH PLACE -- PARCELA, LOT 3	53033C0736F	53033C0736G

## FINAL SUMMARY OF MAP ACTIONS

Community: KING COUNTY

Community No: 530071

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	96-R10-079	01/11/1996	43408 SE 149TH STREET -- PORTION OF SECTION 22, T23N, R8E, W.M.	53033C1059F	53033C1059H
LOMA	96-R10-088	01/18/1996	18170 SE 41ST PLACE -- PORTION OF GOVT LOT 1, SECTION 18, T24N, R6E, W.M.	53033C0680F	53033C0680G
LOMR-F	96-10-047A	04/12/1996	PORTION OF PARCELS A, A-1, & B -- 10916 428TH AVE SE	53033C0744F	53033C0744J
LOMA	96-10-088A	05/17/1996	2814 WEST LAKE SAMMAMISH PKWY SE -- PORTION OF GOVT LOT 2, SECTION 12, T24N, R5E, W.M.	53033C0680F	53033C0680G
LOMA	96-10-070A	05/23/1996	11005 325TH SE -- PORTION OF SECTION 3, T23N, R7E, W.M.	53033C0718G	53033C0718H
LOMA	96-10-135A	05/31/1996	13522 198TH AVENUE NE -- PORTION OF SECTION 20, T26N, R6E, W.M.	53033C0377F	53033C0377G
LOMR-F	96-10-132A	07/15/1996	18700 BYARS ROAD SE -- PORTION OF SECTIONS 32 & 33, T23N, R6E, W.M.	53033C1020F	53033C1016G
LOMA	96-10-201A	07/31/1996	3167 EAST LAKE SAMMAMISH SHORE LANE SE -- PORTION OF GOVT LOT 2, SECTION 7, T24N, R6E, W.M.	53033C0680F	53033C0680G
LOMA	96-R10-133	08/02/1996	18513 SUNSET ROAD SW -- PORTION OF GOVT LOT 2, SECTION 35, T23N, R2E, W.M.	53033C0925F	53033C0925G
LOMA	96-R10-138	09/12/1996	13235 SW TAHLEQUAH ROAD -- PORTION OF GOVT LOT 5, SECTION 2, T21N, R2E, W.M.	53033C0000	53033C1200G
LOMA	96-R10-0137	09/11/1996	22010 SE BAIN ROAD -- PORTION OF GOVT LOT 7, SECTION 9, T22N, R6E, W.M.	53033C1020F	53033C1016G
LOMA	97-10-022A	10/18/1996	ALEXANDERS ON THE LAKE, LOT 2 -- 4221 206TH AVENUE SE	53033C0680F	53033C0680G
LOMA	97-R10-002	10/18/1996	14300 BEAR CREEK ROAD NE -- PORTION OF SECTION 20, T26N, R6E, W.M.	53033C0377F	53033C0377G
LOMA	97-R10-003	10/21/1996	THE CROSSINGS AT COTTAGE LAKE, LOT 31 -- 19455 NE 143RD PLACE	53033C0377F	53033C0377G
LOMA	97-R10-006	11/05/1996	18166 SE 41ST PLACE -- PORTION OF GOVT LOT 1, SECTION 18, T24N, R6E, W.M.	53033C0680F	53033C0680G
LOMA	97-10-040A	11/14/1996	ALEXANDERS ON THE LAKE, LOT 12 -- 4252 206TH AVENUE SE	53033C0680F	53033C0680G
LOMA	97-R10-050	01/07/1997	3447 EAST LAKE SAMMAMISH PARKWAY NE -- PORTION OF GOVT LOT 2, SECTION 19, T25N, R6E, W.M.	53033C0680F	53033C0390H

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LOMA	97-10-105A	01/22/1997	10618 AVONDALE ROAD NE -- PORTION OF SECTION 31, T36N, R6E, W.M.	53033C0379F	53033C0379H
LOMA	97-10-111A	01/22/1997	1429 EAST LAKE SAMMAMISH SHORE LANE SE -- PORTION OF GOVT LOT 2, SECTION 6, T24N, R6E, W.M.	53033C0680F	53033C0680G
LOMA	97-10-079A	02/06/1997	22005 SE BAIN ROAD -- PORTION OF SECTION 9, T22N, R6E, W.M.	53033C1020F	53033C1016G
LOMA	97-R10-024	04/01/1997	CHAUTAUQUA BEACH, BLOCK 7, LOTS 7 & 8	53033C0950F	53033C0950G
LOMA	97-10-142A	04/11/1997	SHORT PLAT NO. 1088013, LOT 4 -- SE 54TH PLACE	53033C0736F	53033C0736G
LOMA	97-10-194A	04/24/1997	ALEXANDERS ON THE LAKE, LOT 3 -- 4227 206TH AVENUE SE	53033C0680F	53033C0680G
LOMA	97-10-168A	05/02/1997	PORTION OF GOVT LOT 3, SECTION 7, T25N, R7E, W.M.	53033C0415F	53033C0415G
LOMA	97-10-257A	07/10/1997	ALEXANDERS ON THE LAKE, LOT 11 -- 4256 206TH AVENUE SE	53033C0680F	53033C0680G
LOMA	97-10-264A	07/10/1997	46815 284TH AVENUE SE -- PORTION OF SECTION 31, T20N, R7E, W.M.	53033C1515F	53033C1540G
LOMA	97-10-309A	08/21/1997	23716 DORRE DON WAY SE -- PORTION OF GOVT LOT 10, SECTION 15, T22N, R6E, W.M.	53033C1020F	53033C1019G
LOMA	97-10-310A	09/05/1997	TWIN CEDARS TRACTS, LOT 12 -- 4464 335TH LANE SE	53033C0709G	53033C0709H
LOMA	98-R10-002	12/03/1997	CASCADE ESTATES, LOT 21 -- 39812 226TH AVENUE SE	53033C1485F	53033C1510G
LOMA	98-10-032A	12/10/1997	24885 138TH PLACE SW -- PORTION OF GOVT LOT 3, SECTION 23, T22N, R2E, W.M.	53033C0925F	53033C0925G
LOMA	98-10-141A	02/17/1998	ALEXANDERS ON THE LAKE, LOT 14 -- 4224 206TH AVE SE	53033C0680F	53033C0680G
LOMR-F	98-10-075A	03/25/1998	DORRE DON CAMP SITES, TRACTS 139-143 -- 23305 DORRE DON WAY SE	53033C1020F	53033C1019G
LOMA	98-R10-004	03/26/1998	GOLD BEACH NO. 4, LOT 4 -- 25842 GOLD BEACH DRIVE SW	53033C1225F	53033C1225G
LOMA	98-10-224A	05/21/1998	ALEXANDERS ON THE LAKE, LOT 7 -- 4253 206TH AVENUE SE	53033C0680F	53033C0680G

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LOMA	98-10-167A	06/10/1998	46225 284TH AVENUE SE -- PORTION OF SECTION 30, T20N, R7E, W.M.	53033C1515F	53033C1540G
LOMA	98-10-339A	07/06/1998	TWIN CEDARS TRACTS, LOT 14 -- 4440 335TH LANE SE	53033C0709G	53033C0709H
LOMA	98-10-382A	08/05/1998	TWIN CEDARS TRACTS, LOTS 12 & 14 -- 4464 & 4440 335TH LANE SE	53033C0709G	53033C0709H
LOMA	98-10-437A	09/02/1998	SHORT PLAT NO. 1078071, LOT 4 -- 12204 434TH AVENUE SE	53033C1057G	53033C1057K
LOMA	98-10-330A	09/17/1998	GOLD BEACH NO. 4, LOT 5 -- 25836 GOLD BEACH DRIVE SW	53033C1225F	53033C1225G
LOMA	97-R10-042	09/29/1998	9922 284TH AVENUE NE -- PORTION OF SECTION 6, T25N, R7E, W.M.	53033C1515F	53033C0415G
LOMA	98-10-451A	10/15/1998	18610 NE 109TH STREET -- PORTION OF SECTION 31, T26N, R6E, W.M.	53033C0379G	53033C0379H
LOMA	99-10-081A	12/16/1998	MT. SI SNOQUALMIE RIVERFRONT TRACTS, BLOCK B, LOT 26 -- 7829 MOON VALLEY ROAD SE	53033C0763G	53033C0763H
LOMA	99-10-097A	01/04/1999	14122 GLEN ACRES ROAD SW -- PORTION OF GOVT LOT 3, SECTION 17, T23N, R3E, W.M.	53033C0950F	53033C0950G
LOMA	99-10-245A	04/05/1999	GOLD BEACH NO. 1, LOT 21 -- 25938 GOLD BEACH DRIVE	53033C1225F	53033C1225G
LOMA	99-10-346A	05/03/1999	PATTEN'S PALISADES NO. 2, LOT 26 -- 10947 POINT VASHON DRIVE SW	53033C0615F	53033C0615G
LOMA	99-10-387A	05/26/1999	MAPLE VALLEY, PORTION OF TRACT 29 -- 19390 BYERS ROAD	53033C1020F	53033C1016G
LOMA	99-10-393A	06/25/1999	205 EAST LAKE SAMMAMISH PARKWAY SE -- PORTION OF GOVT LOT 3, SECTION 32, T25N, R6E, W.M.	53033C0680F	53033C0680G
LOMA	99-10-429A	06/25/1999	3315 EAST LAKE SAMMAMISH SHORE LANE SE -- PORTION OF GOVT LOT 1, SECTION 8, T24N, R6E, W.M.	53033C0680F	53033C0680G
LOMA	99-10-458A	06/29/1999	DORRE DON CAMP SITES, TRACTS 42 & 43 -- 22730 LOWER DORRE DON WAY SE	53033C1020F	53033C1019G
LOMA	99-10-581A	11/29/1999	22729 CAREY ROAD SE -- PORTION OF GOVT LOT 1, SECTION 14, T22N, R2E, W.M.	53033C0925F	53033C0925G
LOMA	00-10-039A	12/15/1999	THE MEADOWS AT LAKE SAMMAMISH, LOT 26 -- 4556 194TH AVENUE SE	53033C0687F	53033C0687G

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LOMA	99-10-568A	12/13/1999	LAKE DOLLOFF TRACTS, BLOCK 1, LOT 4 -- 30439 38TH AVENUE SOUTH	53033C1235F	53033C1235G
LOMA	99-10-576A	01/05/2000	11034 SW BILOXI ROAD -- PORTION OF GOVT LOT 1, SECTION 7, T23N, R3E, W.M.	53033C0615F	53033C0615G
LOMA	00-10-102A	02/14/2000	16605 SE 264TH STREET -- PORTION OF SECTION 25, T22N, R5E, W.M.	53033C1280F	53033C1280G
LOMA	00-10-022A	02/22/2000	GOLD BEACH NO. 1, LOT 16 -- 25968 GOLD BEACH DRIVE SW	53033C1225F	53033C1225G
LOMA	00-10-232A	04/17/2000	BROOKSIDE PARK, LOT 25 -- 29234 158TH AVENUE SE	53033C1259F	53033C1259G
LOMA	00-10-379A	08/02/2000	PATTEN'S PALISADES NO. 2, LOT 13 -- 11019 PATTEN LANE SW	53033C0615F	53033C0615G
LOMR-F	00-10-396A	11/20/2000	2728 WEST SNOQUALMIE RIVER ROAD NE -- PORTION OF SECTION 20, T25N, R7E, W.M.	53033C0418F	53033C0418H
LOMA	01-10-085A	12/20/2000	26602 164TH AVENUE SE -- PORTION OF SECTION 25, T22N, R5E, W.M.	53033C1280F	53033C1280G
LOMA	00-R10-2	12/22/2000	17037 SE 256TH STREET -- PORTION OF SECTION 25, T22N, R5E, W.M.	53033C1280F	53033C1280G
LOMA	01-10-313A	04/27/2001	3133 EAST LAKE SAMMAMISH SHORE LANE SE -- PORTION OF GOVT LOT 2, SECTION 7, T24N, R6E, W.M.	53033C0680F	53033C0680G
LOMA	01-10-381A	06/06/2001	SAMMAMISH BEACH CLUB, BLOCK 1, LOT 12 -- 4716 194TH AVENUE SE	53033C0687F	53033C0687G
LOMR-F	01-10-293A	06/08/2001	37327 SE FISH HATCHERY ROAD -- PORTION OF SECTION 19, T24N, R8E, W.M.	53033C0737F	53033C0737G
LOMA	01-10-368A	06/27/2001	GOLD BEACH NO. 4, LOT 14 -- 25770 GOLD BEACH DRIVE SW	53033C1225F	53033C1225G
LOMA	01-10-592A	10/19/2001	WOODMONT BEACH, BLOCK A, LOT 7 -- 26431 7TH AVENUE SOUTH	53033C1250F	53033C1230G
LOMA	01-10-492A	10/17/2001	30020 SE 408TH STREET -- PORTION OF SECTION 8, T20N, R7E, W.M.	53033C1505F	53033C1530G
LOMA	01-10-570A	10/26/2001	17011 SE 257TH PLACE -- PORTION OF SECTION 25, T22N, R5E, W.M.	53033C1280F	53033C1280G
LOMA	02-10-034A	11/07/2001	ALEXANDERS ON THE LAKE, LOT 6 -- 4245 206TH AVENUE SE	53033C0680F	53033C0680G

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LOMA	02-10-067A	11/28/2001	45138 SE TANNER ROAD -- SHORT PLAT NO. 986008, LOT 4	53033C1076G	53033C1076J
LOMA	01-10-460A	11/28/2001	17830 AUBURN-BLACK DIAMOND ROAD -- PORTION OF SECTION 13, T21N, R5E, W.M.	53033C1290F	53033C1290G
LOMR-F	02-10-050A	01/04/2002	35218 SE DAVID POWELL ROAD -- PORTION OF GOVT LOT 7, SECTION 23, T24N, R7E, W.M.	53033C0736F	53033C0736G
LOMA	02-10-187A	02/22/2002	C.E. BOGARDUS TRACTS, TRACTS E & F -- 17455 PAIGE LANE SW	53033C0925F	53033C0925G
LOMA	02-10-240A	02/27/2002	COVINGTON CREEK MEADOWS, LOT 16 -- 19208 SE 332ND PLACE	53033C1290F	53033C1290G
LOMA	02-10-247A	03/12/2002	46119 284TH AVENUE SE -- PORTION OF SECTION 30, T20N, R7E, W.M.	53033C1515F	53033C1540G
LOMR-F	02-10-284A	04/12/2002	RIVERWOOD PARK NO. 2, LOT 68 -- 17918 644TH AVENUE NE	53033C0213G	53033C0213H
LOMA	02-10-297A	05/03/2002	29923 SE 408TH STREET -- PORTION OF SECTION 8, T20N, R7E, W.M.	53033C1505F	53033C1530G
LOMA	02-10-307A	05/29/2002	15928 CEDAR GROVE ROAD SE -- SHORT PLAT 1086049, LOT 1	53033C1009F	53033C1009G
LOMA	02-10-398A	06/07/2002	26819 164TH AVENUE SE -- PORTION OF SECTION 26, T22N, R5E, W.M.	53033C1280F	53033C1280G
LOMR-F	02-10-531A	07/10/2002	15036 135TH AVENUE SE -- PORTION OF GOVT LOT 10, SECTION 22, T23N, R5E, W.M.	53033C0983F	53033C0983G
LOMA	02-10-541A	07/12/2002	CEDAR VILLAGE, DIV NO. 4, LOT 18 -- 43901 SE 143RD STREET	53033C1057H	53033C1057K
LOMA	02-10-550A	07/17/2002	26807 164TH AVENUE SE -- SHORT PLAT 479021, LOT 1	53033C1280F	53033C1280G
LOMR-F	02-10-411A	07/17/2002	MONTAGNA PARK ADDITION, LOT 20 -- 63032 NE 196TH STREET	53033C0213G	53033C0213H
LOMA	02-10-523A	08/21/2002	BEAR CREEK RANCHETTES DIV 1, LOT 3 -- 14045 BEAR CREEK ROAD NE	53033C0377F	53033C0377G
LOMA	02-10-602A	08/26/2002	22735 CAREY ROAD SW -- PORTION OF SECTION 14, T22N, R2E, W.M.	53033C0925F	53033C0925G
LOMA	02-10-620A	08/26/2002	12841 AVONDALE ROAD NE -- PORTION OF SECTION 30, T26N, R6E, W.M.	53033C0379G	53033C0379H

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LOMR-F	02-10-738A	09/20/2002	3904 331ST AVENUE NE -- SHORT PLAT 1185054, LOT 4	53033C0419G	53033C0419H
LOMA	02-10-709A	09/27/2002	BEACHWOOD BEACH, BLOCK 2, LOT 3 -- 10209 SW TILlicum LANE	53033C0950F	53033C0950G
LOMA	02-10-624A	09/27/2002	MEADOWS AT LAKE SAMMAMISH NO. 5, LOT 1 -- 4332 193RD AVE SE	53033C0680F	53033C0680G
LOMA	02-10-657A	10/25/2002	CEDAR RIVER RECREATION TRACTS, LOTS 8-10 -- 25261 SE 244TH STREET	53033C1020F	53033C1019G
LOMA	03-10-0023A	11/15/2002	DORRE DON CAMP SITES, LOTS 59-61 & 104 -- 23014 LOWER DORRE DON WAY	53033C1020F	53033C1019G
LOMR-F	03-10-0060A	12/04/2002	DORRE DON CAMP SITES, LOTS 147-148 -- 23329 DORRE DON WAY SE	53033C1020F	53033C1019G
LOMA	03-10-0072A	12/18/2002	47221 SE 157TH PLACE -- BOUNDARY LINE ADJUSTMENT NO. L97L0131, LOT T-8, PORTION OF SECTION 19, T23N	53033C1079H	53033C1079J
LOMA	02-10-488A	12/19/2002	16935 SE 258TH STREET -- PORTION OF SECTION 25, T22N, R5E, W.M.	53033C1280F	53033C1280G
LOMA	03-10-0153A	01/09/2003	GOLD BEACH NO. 3, LOTS 6 & 7 -- 25902 & 25872 GOLD BEACH DRIVE SW	53033C1225F	53033C1225G
LOMA	02-10-708A	01/15/2003	731 WEST SNOQUALMIE RIVER ROAD SE -- PORTION OF SECTION 32, T25N, R7E, W.M.	53033C0705F	53033C0710H
LOMR-F	02-10-497A	01/23/2003	DORRE DON CAMP SITES, LOTS 130-131 -- 23241 LOWER DORRE DON WAY SE	53033C1020F	53033C1019G
LOMA	03-10-0287A	03/13/2003	ALEXANDERS ON THE LAKE, LOT 15 -- 4216 206TH AVENUE SE	53033C0680F	53033C0680G
LOMA	03-10-0255A	03/19/2003	26626 & 26740 164TH AVENUE SE -- SHORT PLAT 587023, LOT 1, PORTION OF SECTION 25, T22N, R5E, W.M.	53033C1280F	53033C1280G
LOMA	03-10-0251A	03/24/2003	1409 EAST LAKE SAMMAMISH SHORE LANE SE -- PORTION OF GOVT LOT 2, SECTION 6, T24N, R6E, W.M.	53033C0680F	53033C0680G
LOMA	03-10-0277A	03/27/2003	23850 SE 162ND STREET -- SHORT PLAT 574078 REVISED, LOT 1, PORTION OF SECTION 27, T23N, R6E, W.M.	53033C1009F	53033C1009G
LOMR-F	03-10-0259A	04/16/2003	19125 641ST AVENUE NE -- PORTION OF SECTION 2, T26N, R10E, W.M.	53033C0213G	53033C0213H
LOMA	03-10-0425A	05/01/2003	CEDAR VILLAGE DIV 4, LOT 13 -- 44013 SE 143RD STREET	53033C1057H	53033C1057K

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LOMA	03-10-0517A	06/13/2003	LINDLEY FARMS, LOTS 6-7, PORTION OF GOVT LOT 3, SECTION 18, T24N, R6E, W.M. -- 18806 SE 42ND STREET	53033C0680F	53033C0680G
LOMA	03-10-0536A	06/11/2003	SAMMAMISH BEACH CLUB, BLOCK 1, LOT 18 -- 4618 194TH AVENUE SE	53033C0687F	53033C0687G
LOMA	03-10-0549A	07/31/2003	4844 194TH AVENUE SE -- PORTION OF SECTION 19, T24N, R6W, W.M.	53033C0687F	53033C0687G
LOMA	03-10-0682A	08/13/2003	KLAHANIE DIV 21, LOT 55 -- 4206 252ND AVENUE SE	53033C0685F	53033C0685G
LOMA	03-10-0640A	08/19/2003	COVINGTON CREEK MEADOWS, LOT 13 -- 19322 SE 332ND PLACE	53033C1290F	53033C1290G
LOMR-F	03-10-0897X	09/24/2003	10106 422ND LANE SE -- PORTION OF SECTION 3, T23N, R8E, W.M.	53033C0744G	53033C0744J
LOMA	04-10-0024A	11/17/2003	27225 HAKE ROAD SW -- PORTION OF GOVT LOT 1, SECTION 31, T22N, R3E, W.M. (APN: 312203-9034-05)	53033C1225F	53033C1225G
LOMA	04-10-0138A	12/19/2003	CEDAR VILLAGE DIV 3, LOT 14 -- 44433 SE 142ND PLACE	53033C1076H	53033C1076J
LOMA	04-10-0149A	12/16/2003	18166 SE 41ST PLACE -- PORTION OF GOVT LOT 1, SECTION 18, T24N, R6E, W.M. (APN: 1824069-9052)	53033C0680F	53033C0680G
LOMA	04-10-0152A	01/21/2004	QUIET BROOK ESTATES, LOT 3 -- 17304 SE 238TH STREET	53033C1015F	53033C1015G
LOMA	04-10-0166A	01/29/2004	26700 166TH PLACE SE -- SHORT PLAT NO. 178112, PORTION OF SECTION 25, T22N, R5E, W.M.	53033C1280F	53033C1280G
LOMR-F	04-10-0268A	02/25/2004	4015 FALL CITY DUVALL ROAD SE -- PORTION OF GOVT LOT 1, SECTION 15, T24N, R7E, W.M.	53033C0709G	53033C0709H
LOMA	04-10-0343A	03/26/2004	40907 303RD AVENUE SE -- PORTION OF SECTION 8, T20N, R7E, W.M.	53033C1505F	53033C1530G
LOMA	04-10-0372A	03/26/2004	THE MEADOWS AT LAKE SAMMAMISH NO. 2, LOT 29 -- 4538 194TH AVENUE SE	53033C0687F	53033C0687G
LOMA	04-10-0385A	03/31/2004	FOUR LAKES, BLOCK 3, LOT 11 -- 23612 SE 165TH STREET	53033C1009F	53033C1009G
LOMA	04-10-0543A	07/29/2004	8438 438TH AVENUE SE -- PORTION OF SECTION 35, T24N, R8E, W.M.	53033C0744G	53033C0744J
LOMA	04-10-0711A	08/18/2004	CEDAR VILLAGE DIV 2, LOT 28 -- 14219 443RD PLACE SE	53033C1076H	53033C1076J

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LOMA	04-10-0384A	08/27/2004	WOODMONT BEACH, BLOCK A, LOT 5 -- 26421 7TH AVENUE SOUTH	53033C1250F	53033C1250G
LOMA	04-10-0497A	09/01/2004	BURTON ACRES, BLOCK 2, LOT 4 -- 9312 SW HARBOR DRIVE	53033C0950F	53033C0950G
LOMA	04-10-0673A	10/07/2004	THE HEDGES, LOTS 16, 18, 20-23, 27-28, 32-34, 36	53033C0379G	53033C0379H
LOMA	04-10-0689A	10/13/2004	CASCADE ESTATES, LOT 16 -- 39612 226TH AVENUE SE	53033C1485F	53033C1510G
LOMA	04-10-0568A	11/03/2004	28514 SE 464TH STREET -- PORTION OF SECTION 30, T20N, R7E, W.M.	53033C1515F	53033C1540G
LOMA	04-10-0854A	11/03/2004	SHORT PLAT NO. 1087028, LOT 4 -- 37016 SE 54TH PLACE	53033C0736F	53033C0736G
LOMA	05-10-0007A	11/10/2004	16004 252ND AVENUE SE -- PORTION OF SECTION 26, T23N, R6E, W.M.	53033C1009F	53033C1009G
LOMA	05-10-0035A	11/23/2004	4868 194TH AVENUE SE -- PORTION OF SECTION 19, T24N, R6E, W.M.	53033C0687F	53033C0687G
LOMA	04-10-0841A	12/06/2004	37011 SE 54TH PLACE -- SHORT PLAT NO. 387021, LOT 1	53033C0736F	53033C0736G
LOMA	05-10-0118A	01/12/2005	GOLD BEACH, LOT 8 -- 25866 GOLD BEACH DRIVE SW	53033C1225F	53033C1225G
LOMA	05-10-0148A	02/01/2005	1845 164TH AVENUE SE -- PORTION OF SECTION 2, T24N, R5E, W.M.	53033C0680F	53033C0680G
LOMA	05-10-0328A	04/06/2005	WASMITA PARK, BLOCK 1, LOT 2 -- 13101 SE 151ST STREET	53033C0983F	53033C0983G
LOMA	05-10-0410A	05/09/2005	42328 & 42402 SE 108TH STREET	53033C0744H	53033C0744J
LOMA	05-10-0462A	05/20/2005	CASCADE ESTATES, LOT 17 -- 39616 226TH AVENUE SE	53033C1485F	53033C1510G
LOMA	05-10-0478A	05/26/2005	CASCADE ESTATES, LOTS 14 & 15 -- 39600 226TH AVENUE SE	53033C1485F	53033C1510G
LOMA	05-10-0574A	07/11/2005	CASCADE ESTATES, LOT 18 -- 39626 226TH AVENUE SE	53033C1485F	53033C1510G
LOMA	05-10-0606A	07/21/2005	PORTION SECTION 1, T24N, R5E, W.M. -- 1016 WEST LAKE SAMMAMISH PARKWAY SE	53033C0680F	53033C0680G

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LOMA	05-10-0660A	08/04/2005	PORTION SECTION 1, T24N, R5E, W.M.--842 WEST LAKE SAMMAMISH PARKWAY SE	53033C0680F	53033C0680G
LOMA	05-10-0650A	08/02/2005	PORTION OF SECTION 7, T24N, R6E, W.M.-- 2511 EAST LAKE SAMAMISH SHORE LANE SE	53033C0680F	53033C0680G
LOMA	05-10-0544A	08/18/2005	A PORTION OF SECTION 27, T23N, R6E, W.M. -- 23855 SE 162 STREET	53033C1009F	53033C1009G
LOMA	05-10-0709A	08/30/2005	PORTION SECTION 14, T24N, R5E, W.M. -- 17708 SE 40TH PLACE	53033C0680F	53033C0680G
LOMA	05-10-0727A	09/01/2005	GREENWOOD POINT, LOTS 24 & 25 -- 4144 187TH AVENUE SE	53033C0680F	53033C0680G
LOMA	06-10-0017A	10/25/2005	GOLD BEACH NO. 4, LOT 1 -- 25860 GOLD BEACH DRIVE SW	53033C1225F	53033C1225G
LOMA	05-10-0732A	11/01/2005	PORTION SECTION 18, T21N, R6E, W.M.-- 33007 192ND AVENUE SE	53033C1290F	53033C1290G
LOMA	05-10-0813A	11/01/2005	RIVERBEND HOMESITES, LOTS 157 & 158--14637 438TH AVENUE SE	53033C1059G	53033C1059H
LOMA	06-10-0085A	11/15/2005	SHORT PLAT 680086, LOT 1 -- 20616 SE 396TH STREET	53033C1480F	53033C1505G
LOMA	06-10-0084A	11/18/2005	A PORTION OF GOVERNMENT LOT 2, SECTION 13, T24N, R5E, W.M. -- 3929 179TH LANE SE	53033C0680F	53033C0680G
LOMA	05-10-0880A	12/08/2005	3930 WEST LAKE SAMMAMISH PARKWAY SE	53033C0680F	53033C0680G
LOMA	06-10-0107A	12/08/2005	28829 164TH AVENUE SE	53033C1280F	53033C1280G
LOMA	05-10-0787A	02/01/2006	J.R. LUND ADDITION, BLOCK 1, LOT 2 -- 15218 156TH PLACE SE	53033C0984F	53033C0984G
LOMA	06-10-0170A	02/21/2006	KING COUNTY SHORT PLAT, LOT 1 -- 10820 UPPER PRESTON ROAD SE	53033C0719G	53033C0719H
LOMA	06-10-B178A	04/13/2006	SHORT PLAT 678075, LOT 1 -- 17039 SE 257TH PLACE	53033C1280F	53033C1280G
LOMA	06-10-B399A	05/31/2006	ALEXANDERS ON THE LAKE, LOT 10 -- 4260 206TH AVENUE SE	53033C0680F	53033C0680G
LOMA	06-10-B106A	06/20/2006	36326 SE 56TH STREET -- PORTION OF SECTION 24, T24N, R7E, W.M.	53033C0736F	53033C0736G

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	06-10-B417A	07/07/2006	The MEADOWS AT LAKE SAMMAMISH 2, LOT 21 -- 4579 194TH AVENUE SE	53033C0687F	53033C0687G
LOMA	06-10-B507A	08/08/2006	23603 OLD MILL ROAD SW -- A portion of Section 13, T22N, R2E, W.M.	53033C0950F	53033C0950G
LOMA	06-10-B432A	08/15/2006	20238 MAXWELL ROAD SE -- A portion of Section 4, T22N, R6E, W.M.	53033C1020F	53033C1016G
LOMA	06-10-B560A	09/07/2006	FARMER'S ADDITION TO ESTATE, LOT A -- 4264 152ND AVENUE SE	53033C0659F	53033C0659G
LOMA	06-10-B564A	10/17/2006	FOUR CREEKS RANCH, LOTS 31 & 32 -- 22829 SE 141ST COURT	53033C1006F	53033C1006G
LOMA	07-10-0023A	10/31/2006	2427 -309TH AVENUE SE -- A PORTION OF SECTION 9, T24N, R7E, W.M.	53033C0710G	53033C0710H
LOMA	07-10-0155X	12/14/2006	16200 CEDAR MOUNTAIN PLACE SE--PORTION OF GOVT LOTS 1-2 SECTION 29, T23N, R6E, W.M.	53033C1004F	53033C1004G
LOMA	06-10-B624A	01/25/2007	KING COUNTY SHORT PLAT 177097, LOT 2 -- 39520 208TH AVENUE SE	53033C1480F 53033C1485F	53033C1505G
LOMA	07-10-0065A	01/25/2007	Lot 4, A portion of SECTION 18, T21N, R6E, W.M. -- 18028 SE BLACK DIAMOND ROAD	53033C1290F	53033C1290G
LOMA	07-10-0079A	03/13/2007	PORTION OF SECTION 32, TOWNSHIP 24 North, RANGE 7 East --8411 299TH PLACE SE	53033C0715F	53033C0715G
LOMA	07-10-0288A	03/29/2007	COVINGTON CREEK MEADOWS, LOT 10 -- 19508 SE 332ND PLACE	53033C1290F	53033C1290G
LOMA	07-10-0326A	03/27/2007	SHADOWBROOK DIVISION 3, LOTS 6 & 7 -- 12450 203RD AVENUE NE	53033C0379G	53033C0379H
LOMA	07-10-0287A	04/03/2007	COVINGTON CREEK MEADOWS, LOT 8 -- 19521 SE 332ND PLACE	53033C1290F	53033C1290G
LOMA	07-10-0318A	04/10/2007	17209 SE 256th STREET -- Sec 25, T22N, R5E, W.M.	53033C1280F	53033C1280G
LOMA	07-10-0540A	06/05/2007	22231 103RD AVENUE SW -- Sec 7, T22N, R3E, W.M. (APN: 0722039039)	53033C0950F	53033C0950G
LOMA	07-10-0558A	07/10/2007	CEDAR VILLAGE, DIV 4, LOT 10 -- 44035 SE 143RD STREET	53033C1057J	53033C1057K
LOMA	07-10-0640A	08/23/2007	24316 SE 473RD STREET -- PORTION OF SECTION 34, T20N, R6E, W.M.	53033C1495F	53033C1520G

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	07-10-0612A	08/30/2007	20211 S.E. 416TH STREET (WA)	53033C1480F	53033C1505G
LOMA	07-10-0769A	09/25/2007	LOT 2, KING COUNTY SHORT PLAT NO. 1086049, 15914 CEDAR GROVE ROAD SE	53033C1009F	53033C1009G
LOMA	08-10-0016A	10/31/2007	1617 E Lake Sammamish Pkwy NE	53033C0680F	53033C0680G
LOMA	08-10-0238A	02/19/2008	BELLA MIRA CONDOMINIUM ESTATES -- 4303 EAST LAKE SAMMAMISH PARKWAY SE	53033C0685F	53033C0685G
LOMA	08-10-0366A	04/24/2008	LOTS 4, 48 and 49, PUGET SOUND SUMMER ASSEMBLY -- 11024 SW BILOXI ROAD	53033C0615F	53033C0615G
LOMA	08-10-0219A	05/08/2008	KING COUNTY SHORT PLAT, LOT 2 -- 33317 SE 45TH STREET	53033C0709G	53033C0709H
LOMA	08-10-0516A	08/29/2008	SKYFIRE MEADOWS, LOT 21 -- 15314 163RD COURT SE	53033C1003F	53033C1003G
LOMA	09-10-0109A	11/13/2008	PARK RIDGE & PARK RIDGE PHASE II, LOT 10 -- 6116 SOUTH 296TH COURT	53033C1235F	53033C1235G
LOMA	08-10-0872A	12/11/2008	LOT 2 -- 16727 SE 35TH STREET	53033C0680F	53033C0680G
LOMA	09-10-0103A	02/24/2009	QUIET BROOK ESTATES, LOT 12 -- 17303 SE 238TH STREET	53033C1015F	53033C1015G
LOMA	09-10-0145A	02/26/2009	DORRE DON CAMP SITES, LOT 46 -- 22809 UPPER DORRE DON WAY SE	53033C1020F	53033C1019G
LOMA	09-10-0279A	02/26/2009	18160 SE 41ST PLACE -- LOT 2, SHORT PLAT 979030	53033C0680F	53033C0680G
LOMA	09-10-0286A	02/26/2009	FOUR LAKES, BLOCK 2, LOT 12 -- 23888 SE 162ND STREET	53033C1009F	53033C1009G
LOMA	09-10-0463A	04/02/2009	QUIET BROOK ESTATES, LOT 2 -- 17220 SE 238TH STREET	53033C1015F	53033C1015G
LOMA	09-10-0355A	04/21/2009	4218 SW LUANA BEACH ROAD -- PORTION OF SECTION 14, T22N, R3E, W.M.	53033C0950F	53033C0950G
LOMA	09-10-0441A	05/08/2009	27608 SE 424TH STREET -- SECTION 18, TOWNSHIP 20 NORTH, RANGE 7 EAST	53033C1505F	53033C1530G
LOMA	09-10-0403A	05/28/2009	22536 100TH PLACE SW -- LOTS 8-9, BLOCK 5, ORCHARD BEACH	53033C0950F	53033C0950G

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LOMR-FW	09-10-0538A	05/26/2009	24521 SE 238TH STREET -- LOT 2, SHORT PLAT 1179035	53033C1020F	53033C1019G
LOMA	09-10-0688A	06/09/2009	THE MEADOWS AT LAKE SAMMAMISH 2, LOT 33 -- 4514 193RD PLACE SE	53033C0680F	53033C0680G
LOMA	09-10-0727A	06/18/2009	14759 SW SPRING BEACH ROAD -- LOT C, SPRING BEACH	53033C1200F	53033C1200G
LOMA	09-10-0639A	07/14/2009	TACOMA YACHT CLUB PARK, BLOCK 1, LOTS 20-21 -- 28311 MANZANITA BEACH ROAD SW	53033C1225F	53033C1225G
LOMA	09-10-0692A	07/16/2009	18838 SE 42ND STREET -- A PORTION OF SECTION 18, T24N, R6E, W.M.	53033C0680F	53033C0680G
LOMA	09-10-0961A	08/04/2009	10228 SW 227 Street	53033C0950F	53033C0950G
LOMA	09-10-0935A	08/14/2009	27150 NE Cherry Valley Rd.	53033C0115F	53033C0115G
LOMA	09-10-1186A	09/28/2009	Lot 28, RIVERBEND HOMESITES AT NORTH BEND DIVISION NO. 3 Subdivision - 44708 SE. 144th Street	53033C1076H	53033C1076J
LOMA	09-10-0857A	10/06/2009	15728 CEDAR GROVE ROAD SE	53033C1009F	53033C1009G
LOMA	09-10-1163A	12/03/2009	LOT 4, KING COUNTY SHORT PLAT NO. 780070R -- 23133 SOUTHEAST 406TH STREET	53033C1485F	53033C1510G
LOMA	09-10-1204A	01/07/2010	4627 125TH AVENUE SOUTHEAST	53033C0658F	53033C0658G
LOMA	10-10-0188A	01/08/2010	LOT 12, TWIN CEDARS TRACTZ -- 4464 335TH LANE SOUTHEAST	53033C0709G	53033C0709H
LOMA	10-10-0196A	01/14/2010	12540 412TH AVENUE SOUTHEAST	53033C1056G	53033C1056H
LOMA	10-10-0227A	03/23/2010	LOT 13, SUN VISTA ESTATES -- 471 SOUTH 190TH STREET	53033C0962F	53033C0962G
LOMA	10-10-0271A	03/23/2010	2406 WEST LAKE SAMMAMISH PARKWAY SOUTHEAST	53033C0680F	53033C0680G
LOMA	10-10-0374A	03/25/2010	26024 GOLD BEACH DRIVE	53033C1225F	53033C1225G
LOMA	10-10-0473A	04/26/2010	2404 WEST LAKE SAMMAMISH PARKWAY SOUTHEAST	53033C0680F	53033C0680G

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR-FW	10-10-0585A	06/24/2010	LOT 18, RIVERWOOD PARK NO. 1 -- 64209 NORTHEAST 179TH STREET	53033C0213G	53033C0213H
LOMA	10-10-1013A	07/22/2010	18816 SOUTHEAST 42ND STREET	53033C0680F	53033C0680G
LOMA	10-10-0467A	08/12/2010	TRACT 47, DORRE DON CAMP SITE -- 22813 UPPER DORRE DON WAY SOUTHEAST	53033C1020F	53033C1019G
LOMA	10-10-1016A	08/17/2010	PORTION OF GOV'T LOT 6, SECTION 34, T24N, R8E, W.M. -- 9101 436TH AVENUE SOUTHEAST	53033C0744H	53033C0744J
LOMA	10-10-1066A	08/19/2010	LOT 9, COVINGTON CREEK MEADOW -- 19524 SOUTHWEST 332ND PLACE	53033C1290F	53033C1290G
LOMA	10-10-1283A	09/28/2010	Lot 2 - 3244 West Lake Sammamish Parkway NE	53033C0390G	53033C0390H
LOMA	10-10-1253A	10/12/2010	PORTION OF SECTION 31, T20N, R7E, W.M. -- 28316 SE 472ND STREET	53033C1515F	53033C1540G
LOMA	11-10-0031A	12/28/2010	LOT 25, CASCADE ESTATES -- 39909 228TH AVENUE SOUTHEAST	53033C1485F	53033C1510G
LOMA	11-10-0231A	01/06/2011	A PORTION OF GOVERNMENT LOT 1, S13, T24N, R5E, W.M. -- 4018 WEST LAKE SAMMAMISH PARKWAY SOUTHEAST	53033C0680F	53033C0680G
LOMA	11-10-0236A	01/18/2011	LOTS 45 AND 45A, DOCKTON -- 25675 DOCKTON ROAD SOUTHWEST	53033C1225F	53033C1225G
LOMA	11-10-0229A	01/25/2011	18174 SOUTHEAST 41ST PLACE	53033C0680F	53033C0680G
LOMA	11-10-0230A	02/17/2011	A PORTION OF GOVT LOT 2, SECTION 19, T25N, R6E, W.M. -- 3457 EAST LAKE SAMMAMISH SHORELANE NORTHEAST	53033C0390G	53033C0390H
LOMA	11-10-0639A	03/08/2011	LOT 42 & A PORTION OF LOT 43, BLOCK 8, RICHMOND BEACH -- 19711 27TH AVENUE NORTHWEST	53033C0020F	53033C0020G
LOMR-FW	11-10-0489A	03/15/2011	46227 SOUTHEAST 134TH STREET	53033C1076H	53033C1076J
LOMA	11-10-0685A	03/17/2011	A PORT OF GOVT LOT 2, SECTION 19, T25N, R6E, W.M. -- 3463 EAST LAKE SAMMAMISH SHORE LANE NORTHEAST	53033C0390G	53033C0390H
LOMA	11-10-0699A	03/17/2011	LOT 11, BLOCK 1, SAMMAMISH BEACH CLUB -- 4722 194TH AVENUE SOUTHEAST	53033C0687F	53033C0687G
LOMA	11-10-0275A	03/24/2011	3731 EAST LAKE SAMMAMISH SHORE LANE SOUTHEAST	53033C0680F	53033C0680G

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LOMA	11-10-0368A	03/22/2011	LOT 1, BLOCK 8, BURTON ACRES ADDITION -- 9100 SOUTHWEST HARBOR DRIVE	53033C0950F	53033C0950G
LOMA	11-10-0721A	03/24/2011	4848 194TH AVENUE SOUTHEAST	53033C0687F	53033C0687G
LOMA	11-10-0658A	03/31/2011	LOT 7, SCHADE PALISADES BEACH ESTATES -- 31008 39TH PLACE SOUTHWEST	53033C1225F	53033C1225G
LOMA	11-10-0661A	03/29/2011	LOT 3, WAVERLY SHORES -- 3432 EAST LAKE SAMMAMISH SHORE LANE SOUTHEAST	53033C0680F	53033C0680G
LOMA	11-10-1042A	05/05/2011	LOT D -- 15325 SOUTHEAST NEWPORT WAY	53033C0659F	53033C0659G
LOMR-FW	11-10-0035A	05/12/2011	17503 SOUTHEAST JONES ROAD	53033C1003F	53033C1003G
LOMA	11-10-0258A	05/17/2011	LOT 1 -- 19121 SOUTHEAST MAY VALLEY ROAD	53033C1002F	53033C1002G
LOMA	11-10-0138A	06/14/2011	A PORTION OF GOVERNMENT LOT 3, SECTION 28, T22N, R3E, W.M. -- 26032 GOLD BEACH DRIVE SOUTHWEST	53033C1225F	53033C1225G
LOMA	11-10-1228A	07/14/2011	LOT A -- 40429 228TH AVENUE SOUTHEAST	53033C1485F	53033C1510G
LOMR-F	11-10-1402A	08/18/2011	LOTS 34-39, WINGFIELD NORTH -- WINGFIELD NORTH DEVELOPMENT	53033C1280F	53033C1280G
LOMA	11-10-1777A	08/18/2011	LOTS 1-33 & LOTS 40-45, WINGFIELD NORTH -- WINGFIELD NORTH DEVELOPMENT	53033C1280F	53033C1280G
LOMA	11-10-1005A	08/31/2011	LOT 1, BLOCK 1, SHERIDAN BEACH NO 2 -- 16841 BEACH DRIVE NORTHEAST	53033C0044F	53033C0044G
LOMA	11-10-1934A	10/18/2011	24525 143RD AVENUE SOUTHWEST	53033C0925F	53033C0925G
LOMA	12-10-0356A	12/22/2011	LOT 3, B.L.A. NO. L05L0055 -- 9534 SOUTHWEST HARBOR DRIVE	53033C0950F	53033C0950G
LOMA	12-10-0371A	12/22/2011	LOT 10, RIVERBEND HOMESITES NORTH BEND DIVISION NO. 4 -- 15002 443RD AVENUE SOUTHEAST	53033C1078H	53033C1078J
LOMA	12-10-0105A	01/05/2012	LOT 10, BLOCK 2, FOUR LAKES -- 23856 SOUTHEAST 162ND STREET	53033C1009F	53033C1009G
LOMA	12-10-0472A	01/19/2012	A PORTION OF TRACT 79, WEOWNA BEACH -- 2248 WEST LAKE SAMMAMISH PARKWAY SOUTHEAST	53033C0680F	53033C0680G

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LOMA	12-10-0463A	02/02/2012	LOT 7, BLOCK 2, GLEN-ACRES -- 14830 GLEN ACRES ROAD SOUTHWEST	53033C0950F	53033C0950G
LOMA	12-10-0488A	02/02/2012	LOT 3 -- 23015 SOUTHEAST 406TH STREET	53033C1485F	53033C1510G
LOMA	12-10-0584A	02/21/2012	30319 SOUTHEAST 408TH STREET	53033C1505F	53033C1530G
LOMA	12-10-0487A	03/01/2012	40917 236TH AVENUE SOUTHEAST	53033C1485F	53033C1510G
LOMA	12-10-0675A	02/28/2012	LOT 9 & TRACT B, ALEXANDERS ON THE LAKE -- 4265 206TH AVENUE SOUTHEAST	53033C0680F	53033C0680G
LOMA	12-10-0815A	04/05/2012	A PORTION OF GOVERNMENT LOT 1, SECTION 25, T22N, R2E, W.M. -- 25812 120TH LANE SOUTHWEST	53033C1225F	53033C1225G
LOMA	12-10-0819A	04/19/2012	A PORTION OF GOVERNMENT LOTS 1-2, SECTION 29, T23N, R6E, W.M. -- 20006 SOUTHEAST JONES ROAD	53033C1004F	53033C1004G
LOMA	12-10-0877A	04/17/2012	A PORTION OF GOVERNMENT LOT 3, SECTION 20, T25N, R6E, W.M. -- 2831 E LAKE SAMMAMISH PARKWAY NE	53033C0390G	53033C0390H
LOMA	12-10-1008A	05/22/2012	27920 SOUTHEAST 464TH STREET	53033C1515F	53033C1540G
LOMA	12-10-1090A	06/14/2012	4215 206TH AVENUE SOUTHEAST	53033C0680F	53033C0680G
LOMA	12-10-1166A	07/03/2012	A PORTION OF TRACT 20, DELLWOOD PARK -- 3234 WEST LAKE SAMMAMISH PARKWAY SOUTHEAST	53033C0680F	53033C0680G
LOMA	12-10-1200A	07/17/2012	A PORTION OF GOVERNMENT LOT 1, SECTION 12, T24N, R5E, W.M. -- 2402 W LAKE SAMMAMISH PARKWAY SE	53033C0680F	53033C0680G
LOMA	12-10-1245A	07/26/2012	Lot 1, KC Short Plat No. 481035 Subdivision - 2005 East Lake Sammamish Place Southeast	53033C0680F	53033C0680G
LOMA	12-10-1132A	08/14/2012	42206 196TH AVENUE SOUTHEAST	53033C1480F	53033C1505G
LOMA	12-10-1445A	08/24/2012	Lot 8, Alexanders on the Lake Subdivision - 4261 206th Avenue Southeast	53033C0680F	53033C0680G
LOMA	12-10-1435A	09/11/2012	A PORTION OF GOVERNMENT LOT 4, SECTION 2, T26N, R10E, W.M. -- 63461 NORTHEAST STEVENS PASS HIGHWAY	53033C0213G	53033C0213H
LOMA	12-10-1277A	09/18/2012	LOTS 48-50, DORRE DON CAMP SITES -- 22825 UPPER DORRE DON WAY SOUTHEAST	53033C1020F	53033C1019G

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LOMA	12-10-1515A	09/18/2012	A PORTION OF GOVERNMENT LOT 1, SECTION 12, T24N, R5E, W.M. -- 2624 W LAKE SAMMAMISH PARKWAY SE	53033C0680F	53033C0680G
LOMA	12-10-1496A	11/01/2012	41804 264TH AVENUE SOUTHEAST	53033C1505F	53033C1530G
LOMA	13-10-0010A	11/01/2012	LOTS 13-17 & A PORTION OF LOTS 12 & 18, BLOCK 3, INGLEWOOD ADD -- 1139 E LAKE SAMMAMISH PARKWAY NE	53033C0680F	53033C0680G
LOMA	13-10-0150A	11/15/2012	LOT 44, RIVERBEND HOMESITES AT NORTH BEND DIVISION NO. 3 -- 45032 SOUTHEAST 145TH STREET	53033C1076H	53033C1076J
LOMA	13-10-0162A	11/15/2012	18711 SUNSET ROAD SOUTHWEST	53033C0925F	53033C0925G
LOMA	13-10-0618A	03/07/2013	A PORTION OF GOVERNMENT LOT 5, SECTION 18, T22N, R3E, W.M. -- 10034 SOUTHWEST BURTON DRIVE	53033C0950F	53033C0950G
LOMA	13-10-0597A	03/14/2013	A PORTION OF GOVERNMENT LOT 1, SECTION 7, T24N, R6E, W.M. -- 2523 E LAKE SAMMAMISH SHORE LANE SE	53033C0680F	53033C0680G
LOMA	13-10-0654A	03/14/2013	LOT E, BOUNDARY LINE ADJUSTMENT APPROVAL NO. L94L0023 -- 40317 228TH AVENUE SOUTHEAST	53033C1485F	53033C1510G
LOMA	13-10-0687A	03/28/2013	LOT 14, BLOCK 3, FOUR LAKES -- 16312 236TH AVENUE SOUTHEAST	53033C1009F	53033C1009G
LOMA	13-10-0645A	04/18/2013	LOT 1, SHORT PLAT NO. 284038 -- 44412 SOUTHEAST 78TH PLACE	53033C0763G	53033C0763H
LOMA	13-10-0719A	04/23/2013	LOTS 9 AND 10, BLOCK 5 -- 22560 101ST LANE SOUTHWEST	53033C0950F	53033C0950G
LOMA	13-10-0506A	05/09/2013	22005 103RD AVENUE SOUTHWEST	53033C0950F	53033C0950G
LOMA	13-10-0786A	05/09/2013	LOT 2 -- 2214 WEST LAKE SAMMAMISH PARKWAY SOUTHEAST	53033C0680F	53033C0680G
LOMA	13-10-0996A	05/30/2013	28501 MANZANITA BEACH ROAD SOUTHWEST	53033C1225F	53033C1225G
LOMA	13-10-1003A	06/04/2013	LOT B -- 16032 SOUTHEAST 292ND STREET	53033C1259F	53033C1259G
LOMA	13-10-1093A	06/05/2013	3139 East Lake Sammamish Shore Lane Southeast	53033C0680F	53033C0680G
LOMA	13-10-1193A	06/27/2013	A PORTION OF GOVERNMENT LOT 1, SECTION 7, T24N, R6E, W.M. -- 2503 E LAKE SAMMAMISH PARKWAY SE	53033C0680F	53033C0680G

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	13-10-0995A	07/11/2013	LOT 9, PATTEN'S PALISADES NO. 2 -- 11043 PATTEN LANE SOUTHWEST	53033C0615F	53033C0615G
LOMA	13-10-1247A	07/11/2013	3137 EAST LAKE SAMMAMISH SHORE LANE SOUTHEAST	53033C0680F	53033C0680G
LOMA	13-10-1294A	07/25/2013	32020 SOUTHEAST 40TH STREET	53033C0710G	53033C0710H
LOMA	13-10-1361A	07/23/2013	LOT 10, QUIET BROOK ESTATES -- 17429 SOUTHEAST 238TH STREET	53033C1015F	53033C1015G
LOMA	13-10-1323A	08/13/2013	LOT 4 AND A PORTION OF LOT 5, PATTEN'S PALISADES NO. 2 -- 11073 PATTEN LANE SOUTHWEST	53033C0615F	53033C0615G
LOMA	13-10-1365A	08/22/2013	LOT 1, KING COUNTY SHORT PLAT NO. S0688001 -- 8122 438TH AVENUE SOUTHEAST	53033C0744H	53033C0744J
LOMA	13-10-1608A	08/27/2013	LOT 8, WAVERLY SHORES -- 3521 EAST LAKE SAMMAMISH SHORE LANE SOUTHEAST	53033C0680F	53033C0680G
LOMA	13-10-1611A	08/27/2013	LOT C, LOT LINE ADJUSTMENT NO. L94L0023 -- 40215 228TH AVENUE SOUTHEAST	53033C1485F	53033C1510G
LOMA	13-10-1566A	09/12/2013	LOT 3 -- 35827 SOUTHEAST DAVID POWELL ROAD	53033C0736F	53033C0736G
LOMR-FW	13-10-1726A	09/30/2013	LOTS 29 AND 30, RIVERWOOD PARK NO. 2 -- 64722 AND 64710 NORTHEAST 175TH STREET	53033C0214G	53033C0214H
LOMA	13-10-1643A	10/10/2013	46905 283RD AVENUE SOUTHEAST	53033C1515F	53033C1540G
LOMA	14-10-0240A	11/06/2013	32134 Southeast Redmond-Fall City Road	53033C0710G	53033C0710H
LOMA	14-10-0324A	11/19/2013	A PORTION OF GOVERNMENT LOT 2, SECTION 2, T22N, R2E, W.M. -- 19629 ROBINWOOD ROAD SOUTHWEST	53033C0925F	53033C0925G
LOMR-FW	14-10-0411A	12/19/2013	A PORTION OF GOVERNMENT LOT 7, SECTION 23, T24N, R7E, W.M. -- 35532 SOUTHEAST DAVID POWELL ROAD	53033C0736F	53033C0736G
LOMA	14-10-0581A	12/27/2013	Lot 32, Greenwood Point Subdivision - 4111 187th Avenue Southeast	53033C0680F	53033C0680G
LOMR-FW	14-10-0196A	01/02/2014	LOT 14, SKYKO PARK -- 18829 640TH LANE NORTHEAST	53033C0213G	53033C0213H
LOMA	14-10-0490A	01/14/2014	16343 SOUTHEAST MAY VALLEY ROAD	53033C0688F	53033C0688G

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	14-10-0541A	01/23/2014	7830 376TH AVENUE SOUTHEAST	53033C0737F 53033C0739G	53033C0739H
LOMA	14-10-0563A	01/28/2014	PART OF GOVT LOT 1, SEC 19 & PART OF GOVT LOT 6, SEC 20, T24N, R6E, W.M. -- 19536 SE 51ST STREET	53033C0687F	53033C0687G
LOMA	14-10-0686A	02/06/2014	FOUR LAKES, BLOCK 2, LOT 6 -- 16005 239TH AVENUE SOUTHEAST	53033C1009F	53033C1009G
LOMA	14-10-0708A	02/18/2014	PORTION OF GOVT LOT 6, SEC 34, T24N, R8E -- 43408 SOUTHEAST 92ND STREET	53033C0744H	53033C0744J
LOMA	14-10-0771A	02/25/2014	A PORTION OF GOVT LOT 41, SEC 33, T22N, R7E, W.M. -- 101 FALL CITY-CARNATION ROAD NORTHEAST	53033C0710G	53033C0710H
LOMA	14-10-0850A	02/25/2014	LOT 5, QUIET BROOK ESTATES -- 17428 SOUTHEAST 238TH STREET	53033C1015F	53033C1015G
LOMA	14-10-0866A	02/25/2014	PORTION OF GOVT LOT 6, SECTION 34, T24N, R8E -- 43302 SOUTHEAST 92ND STREET	53033C0744H	53033C0744J
LOMA	14-10-0870A	03/06/2014	29119 SOUTHEAST MUD MOUNTAIN ROAD	53033C1515F	53033C1540G
LOMA	14-10-1049A	03/20/2014	13305 NORTHEAST 171ST STREET (BUILDINGS D-F, H, I, K, N)	53033C0068G 53033C0360G	53033C0068H 53033C0356H
LOMA	14-10-0601A	03/25/2014	27743 SOUTHEAST 424TH STREET	53033C1505F	53033C1530G
LOMA	14-10-1161A	04/03/2014	LOT 6, WAVERLY SHORES -- 3509 EAST LAKE SAMMAMISH SHORE LANE SOUTHEAST	53033C0680F	53033C0680G
LOMA	14-10-1187A	04/03/2014	LOT A, BOUNDARY LINE ADJUSTMENT NO. L94L0023 -- 40105 228TH AVENUE SOUTHEAST	53033C1485F	53033C1510G
LOMA	14-10-1211A	04/17/2014	WAVERLY SHORES, LOT 5 -- 3503 EAST LAKE SAMMAMISH SHORE LANE SE	53033C0680F	53033C0680G
LOMA	14-10-1415A	05/13/2014	LOT 22, CASCADE ESTATES -- 39824 226TH AVENUE SOUTHEAST	53033C1485F	53033C1510G
LOMA	14-10-1433A	05/13/2014	LOT 7, PLAT OF ASHLEY AVENUE -- 2020 3RD COURT SOUTHEAST	53033C1262F	53033C1262G
LOMA	14-10-1634A	06/24/2014	LOT 8, BLOCK 2, FOUR LAKES -- 16023 239TH AVENUE SOUTHEAST	53033C1009F	53033C1009G
LOMA	14-10-1604A	07/08/2014	LOT 9, BLOCK 2, FOUR LAKES -- 16037 239TH AVENUE SOUTHEAST	53033C1009F	53033C1009G

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LOMA	14-10-1756A	07/17/2014	LOT 24, BROOKSIDE PARK -- 29244 158TH AVENUE SOUTHEAST	53033C1259F	53033C1259G
LOMA	14-10-1776A	07/31/2014	A PORTION OF GOVERNMENT LOT 2, SECTION 23, T22N, R2E, W.M. -- 14121 SOUTHWEST CASTER ROAD	53033C0925F	53033C0925G
LOMA	14-10-1602A	08/07/2014	46709 284TH AVENUE SOUTHEAST	53033C1515F	53033C1540G
LOMA	14-10-1249A	08/26/2014	17035 300TH AVENUE NORTHEAST	53033C0405F	53033C0405G
LOMA	14-10-1892A	09/09/2014	A PORTION OF LOT 17, SKYKO PARK SUBDIVISION -- 641ST AVENUE NORTHEAST	53033C0213G	53033C0213H
LOMA	14-10-2046A	09/23/2014	LOTS 1-2, BLOCK 8, MAP OF CHAUTAUQUA BEACH -- 20446 CHAUTAUQUA BEACH ROAD SOUTHWEST	53033C0950F	53033C0950G
LOMA	15-10-0068A	11/13/2014	LOT 5, BERRY ESTATES -- 41303 SOUTHEAST 125TH STREET	53033C1056G	53033C1056H
LOMA	15-10-0044A	11/20/2014	LOT 2, SHORT PLAT NO. 1088013 -- 37012 SOUTHEAST 54TH PLACE	53033C0736F	53033C0736G
LOMA	15-10-0211A	11/20/2014	LOT 10, WAVERLY SHORES -- 3603 EAST LAKE SAMMAMISH SHORE LANE SOUTHEAST	53033C0680F	53033C0680G
LOMA	15-10-0338A	12/10/2014	4121 East Lake Sammamish Parkway SE	53033C0680F	53033C0680G
LOMA	15-10-0381A	01/15/2015	A PORTION OF GOVERNMENT LOT 2, SECTION 23, T22N, R2E, W.M. -- 14109 SOUTHWEST CASTER ROAD	53033C0925F	53033C0925G
LOMR-FW	15-10-0212A	02/10/2015	12609 ISSAQUAH-HOBART ROAD SOUTHEAST	53033C1007F	53033C1007G
LOMA	15-10-0514A	03/03/2015	SECTION 7, T20N, R6E -- 18818 408TH STREET	53033C1480F	53033C1505G
LOMA	15-10-0627A	03/27/2015	BOUNDARY LINE ADJUSTMENT NO. L99L3058, LOT A -- 12050 SE 178TH STREET	53033C0983F	53033C0983G
LOMA	15-10-0592A	04/01/2015	SECTION 2, T21N, R5E -- 29220 158TH AVENUE SE	53033C1259F	53033C1259G
LOMA	15-10-0895A	05/07/2015	Lot 5-9, Block 3, Inglewood Addition Subdivision - 1119 E. Lake Sammamish Pkwy NE	53033C0680F	53033C0680G
LOMA	15-10-0890A	05/15/2015	NORTHILLA BEACH, BLOCK 5, LOTS 12-16 -- 10009 SW NORTHILLA ROAD	53033C1225F	53033C1225G

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	15-10-0796A	05/18/2015	CEDAR CREEK ESTATES, LOT 4 -- 46914 283RD AVENUE SE	53033C1515F	53033C1540G
LOMA	15-10-1082A	05/19/2015	Lot Lot 9, Cedar Village Division 4 Subdivision - 143rd	53033C1057J	53033C1057K
LOMA	15-10-0892A	05/29/2015	BOUNDARY LINE ADJUSTMENT APPROVAL NO. L94L0023, LOT B -- 40113 228TH AVENUE SE	53033C1485F	53033C1510G
LOMR-FW	15-10-0634A	06/03/2015	SECTION 14, T24N, R7E, W.M. -- 35115 SE FISH HATCHERY ROAD	53033C0728F	53033C0728G
LOMA	15-10-0884A	06/08/2015	SECTION 7, T29N, R3E, W.M. -- 11329 110TH PLACE SW	53033C0615F	53033C0615G
LOMA	15-10-1010A	06/09/2015	SECTION 7, T24N, R6E, LOT 2 -- 3145 EAST LAKE SAMMAMISH SHORE LANE SOUTH EAST	53033C0680F	53033C0680G
LOMA	15-10-1070A	06/18/2015	PORTION OF SECTION 17, T20N, R6E -- 20602 SE 424TH STREET	53033C1480F	53033C1505G
LOMA	15-10-1245A	07/22/2015	CEDAR CREEK ESTATES, LOT 6 -- 46900 283RD AVENUE SE	53033C1515F	53033C1540G
LOMA	15-10-1325A	08/04/2015	32116 SE Redmond Fall City Road	53033C0710G	53033C0710H
LOMA	15-10-1376A	08/05/2015	18154 SE 41st Place	53033C0680F	53033C0680G
LOMA	15-10-1411A	09/04/2015	WAVERLY SHORES, LOT 3 -- 3423 EAST LAKE SAMMAMISH SHORE LANE SE	53033C0680F	53033C0680G
LOMA	15-10-1543A	09/01/2015	43629 SE 147th Place	53033C1059G	53033C1059H
LOMA	16-10-0077A	11/19/2015	GOVERNMENT LOT 2, SECTION 2, T26N, R6E, W.M. -- 20408 WEST SNOQUALMIE VALLEY ROAD NE	53033C0115F	53033C0115G
LOMA	16-10-0113A	12/01/2015	QUIET BROOK ESTATES, LOT 11 -- 17317 SE 238TH STREET	53033C1015F	53033C1015G
LOMA	16-10-0550A	02/02/2016	Lot 33, - 4436 193rd Ave SE	53033C0680F	53033C0680G
LOMA	16-10-0552A	02/02/2016	Lot 35, - 4422 193rd Ave SE	53033C0680F	53033C0680G
LOMA	16-10-0381A	02/08/2016	GOVERNMENT LOT 1, SECTION 12, T24N, R5E, W.M. -- 2504 WEST LAKE SAMMAMISH PARKWAY SE	53033C0680F	53033C0680G

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LOMA	16-10-0596A	03/09/2016	35314 Southeast David Powell Road	53033C0736F	53033C0736G
LOMA	16-10-0694A	03/09/2016	10511 428th Avenue SE	53033C0744H	53033C0744J
LOMA	16-10-0660A	04/01/2016	LINDLEY FARM, TRACTS 25-27 -- 18868 SE 42ND STREET	53033C0680F	53033C0680G
LOMA	16-10-0859A	04/11/2016	21135 SE 137th Place	53033C1006F	53033C1006G
LOMA	16-10-0655A	04/22/2016	SECTION 10, T20N, R6E -- 41025 236TH AVENUE SE	53033C1485F	53033C1510G
LOMA	16-10-0814A	05/06/2016	FAIRWAY HILLS DIVISION NO. 1, LOT 17 -- 46221 287TH AVENUE SE	53033C1515F	53033C1540G
LOMA	16-10-0853A	05/13/2016	BROOKSIDE PARK, LOT 20 -- 29410 157TH AVENUE SE	53033C1259F	53033C1259G
LOMA	16-10-0921A	05/27/2016	SECTION 5, T19N, R7E, W.M. -- 29250 SE MUD MOUNTAIN ROAD	53033C1515F	53033C1540G
LOMA	16-10-1142A	06/06/2016	36041 NE 80th St	53033C0436G	53033C0436H
LOMA	16-10-1146A	06/13/2016	Lot 34, The Meadows at Lake Sammamish 2 Subdivision - 19260 SE 45th Place	53033C0680F	53033C0680G
LOMA	16-10-0992A	06/27/2016	SECTION 8, T20N, R7E, W.M. -- 29926 SE 408TH STREET	53033C1505F	53033C1530G
LOMA	16-10-1005A	07/08/2016	SECTION 7, T24N, R6E, W.M. -- 3151 EAST LAKE SAMMAMISH SHORE LANE SE	53033C0680F	53033C0680G
LOMA	16-10-1203A	07/29/2016	SECTION 30, T20N, R7E -- 46212 284TH AVENUE SE	53033C1515F	53033C1540G
LOMA	16-10-1225A	07/25/2016	36041 NE 80th Street	53033C0436G	53033C0436H
LOMA	16-10-1430A	08/04/2016	Block 18, - SE 41st Place	53033C0680F	53033C0680G
LOMA	16-10-1447A	08/16/2016	10039 394th Place	53033C0743H	53033C0743J
LOMA	16-10-1218A	08/31/2016	SECTION 15, T25N, R7E -- 33802 NE 45TH STREET	53033C0419G	53033C0419H

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	16-10-1475A	09/09/2016	Lot 28, Spring Glen Subdivision - 35525 SE 49th Street	53033C0736F	53033C0736G
LOMA	16-10-1538A	09/07/2016	Lot 28, The Meadows at Lake Sammamish 2 Subdivision - 4544 194th Avenue SE	53033C0680F	53033C0680G
LOMA	16-10-1465A	10/04/2016	SECTION 35, T22N, R5E -- 16011 SE 272ND STREET	53033C1257F	53033C1257G
LOMA	17-10-0006A	10/03/2016	44500 SE 144th Street	53033C1076H	53033C1076J
LOMA	16-10-1339A	10/11/2016	SECTION 31, T29N, R7E -- 46407 284TH AVENUE SE	53033C1515F	53033C1540G
LOMA	16-10-1623A	10/21/2016	SECTIONS 17 & 20, T22N, R3E -- 9741 SW HARBOR DRIVE	53033C0950F	53033C0950G
LOMA	16-10-1636A	10/19/2016	BURTON ACRES, BLOCK 17, LOTS 1-2 -- 9121 SW BAYVIEW DRIVE	53033C0950F	53033C0950G
LOMA	16-10-1661A	10/21/2016	SECTION 17, T24N, R6E, W.M. -- 4285 EAST LAKE SAMMAMISH LANE SE	53033C0685F	53033C0685G
LOMA	17-10-0244A	12/14/2016	SECTION 8, T24N, R6E -- 3833 EAST LAKE SAMMAMISH SHORE LANE SE	53033C0680F	53033C0680G
LOMA	17-10-0333A	12/19/2016	Lot 5, Lindley Farm Subdivision - 18800 SE 42nd Street	53033C0680F	53033C0680G
LOMA	17-10-0346A	02/03/2017	TACOMA YACHT CLUB PARK, BLOCK 1, LOTS 12-13 -- 28239 MANZANITA BEACH ROAD SW	53033C1225F	53033C1225G
LOMA	17-10-0080A	02/09/2017	VASHON MILITARY TRACTS, LOT 33 -- 13905 SW POHL ROAD	53033C1200F	53033C1200G
LOMR-FW	17-10-0450A	02/17/2017	SKYKO PARK, TRACT 21 -- 19009 640TH LANE NE	53033C0213G	53033C0213H
LOMA	17-10-0716A	02/16/2017	37117 SE 54th Place	53033C0736F	53033C0736G
LOMR-FW	17-10-0449A	03/29/2017	SKYKO PARK, TRACT 20 -- 19003 640TH LANE NE	53033C0213G	53033C0213H
LOMA	17-10-0998A	04/11/2017	Lot 20, Spring Glen Subdivision - 4825 354th Avenue SE	53033C0736F	53033C0736G
LOMA	17-10-0964A	04/25/2017	SHORT PLAT NO. 682003, LOT 2 -- 13826 415TH WAY SE	53033C1056G	53033C1056H

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	17-10-1163A	05/17/2017	Lot 1, King County Short Plat No. S91S0098 Subdivision - 9109 432nd Avenue SE	53033C0744H	53033C0744J
LOMA	17-10-1167A	05/26/2017	VASHON ISLAND ABANDONED MILITARY RESERVATION, LOT 33 -- 13907 SW POHL ROAD	53033C1200F	53033C1200G
LOMA	17-10-1278A	05/30/2017	Lot 2, King County Short Plat No. 387021 Subdivision - 37043 SE 54th Place	53033C0736F	53033C0736G
LOMA	17-10-1492A	07/28/2017	SECTION 7, T20N, R6E -- 41003 196TH AVENUE SE	53033C1480F	53033C1505G
LOMA	17-10-1551A	07/24/2017	Lot 17, Brookside Park Subdivision - 29421 157th Avenue SE	53033C1259F	53033C1259G
LOMA	18-10-0048A	10/18/2017	Lot 3, King County Short Plat No. 1087021 Subdivision - 43916 SE 144th Lane	53033C1057J	53033C1057J
LOMA	18-10-0097A	10/26/2017	Lot T-7, Boundary Line Adjustment No. L97L013 Subdivision - 15640 468th Avenue SE	53033C1079H	53033C1079J
LOMA	18-10-0051A	11/17/2017	LAKE DOLLOFF TRACTS PLAT NO. 2, BLOCK 1, LOT 3 -- 30435 38TH AVENUE SOUTH	53033C1235F	53033C1235G
LOMA	18-10-0006A	12/13/2017	NORTHILLA BEACH ADDITION, BLOCK 5, LOTS 8-9 -- 10003 SW NORTHILLA TRAIL	53033C1225F	53033C1225G
LOMA	18-10-0226A	12/19/2017	PATTEN'S PALISADES NO. 2, LOTS 5-8 -- 11061 PATTEN LANE SW	53033C0615F	53033C0615G
LOMA	18-10-0290A	01/10/2018	LOT 2 -- 233RD AVENUE NE	53033C0095F	53033C0095G
LOMA	18-10-0267A	01/19/2018	BURTON ACRES, BLOCK 2, LOT 1 -- 9436 SW HARBOR DRIVE	53033C0950F	53033C0950G
LOMA	18-10-0468A	02/09/2018	SECTION 25, T24N, R6E, W.M. -- 26831 SE 76TH PLACE	53033C0715F	53033C0715G
LOMA	18-10-0566A	02/09/2018	Lot 2, King County Boundary Line Adj. No. L12L0011 Subdivision - 47030 SE 162nd Street	53033C1079H	53033C1079J
LOMA	18-10-0264A	02/12/2018	LOT B -- 12603 ISSAQUAH-HOBART ROAD SE	53033C1007F	53033C1007G
LOMA	18-10-0669A	02/20/2018	14600 438th Ave SE	53033C1059G	53033C1059H
LOMA	18-10-0870A	04/02/2018	24123 SE 238th Street	53033C1020F	53033C1019G

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LOMA	18-10-0758A	04/10/2018	SECTION 19, T25N, R6E, W.M. -- 3459 EAST LAKE SAMMAMISH SHORE LANE NE	53033C0390G	53033C0390H
LOMA	18-10-0888A	05/17/2018	SECTION 24, T22N, R5E -- 173RD AVENUE SE	53033C1015F 53033C1280F	53033C1015G 53033C1280G
LOMA	18-10-1236A	06/25/2018	8517 438th Avenue SE	53033C0744H	53033C0744J
LOMA	18-10-1299A	07/18/2018	35202 SE David Powell Road	53033C0736F	53033C0736G
LOMA	18-10-1373A	07/30/2018	Lot 3, Block A, Mt. Si Snoqualmie River Front Tracts Subdivision - 7807 Moon Valley Road SE	53033C0763G	53033C0763H
LOMA	18-10-1382A	08/27/2018	SECTION 23, T22N, R2E -- 24875 138TH PLACE SW	53033C0925F	53033C0925G
LOMA	18-10-1378A	09/04/2018	DORRE DON CAMP SITES, LOTS 77 & 78 -- 22515 DORRE DON WAY SE	53033C1020F	53033C1018G
LOMA	18-10-1507A	09/18/2018	Lot 13, Riverbend Homesites at North Bend Division No. 3 Subdivision - 44412 SE 144th Street	53033C1076H	53033C1076J
LOMA	18-10-1357A	10/19/2018	CEDAR CREEK ESTATES, LOT 5 -- 46904 283RD AVENUE SE	53033C1515F	53033C1515G
LOMA	19-10-0014A	10/16/2018	Lot 15, Cedar Village Division 3 Subdivision - 44423 SE 142nd Place	53033C1076H	53033C1076J
LOMA	18-10-1612A	10/22/2018	GOVERNMENT LOT 1, SECTION 18, T23N, R3E -- 12889 BURMA ROAD SW	53033C0950F	53033C0950G
LOMA	18-10-1663A	10/31/2018	GOVT. LOT 2, SECTION 2, T22N, R2E -- 19623 ROBINWOOD ROAD SW	53033C0925F	53033C0925G
LOMR-FW	18-10-1429A	11/30/2018	BLA NO. L03L0063, LOT W -- 47150 SE 162ND STREET	53033C1079H	53033C1079J
LOMA	19-10-0056A	11/26/2018	SECTION 26, T23N, R2E -- 16221 CRESCENT DRIVE SOUTH WEST	53033C0925F	53033C0925G
LOMA	19-10-0173A	11/29/2018	Lot 38, Riverbend Homesites at North Bend Division No. 3 - 44842 SE 145th Street	53033C1076H	53033C1076J
LOMA	19-10-0062A	12/10/2018	ROBINWOOD BEACH TRACTS), LOTS 15-16 -- 19427 ROBINWOOD ROAD SW	53033C0925F	53033C0925G
LOMA	19-10-0113A	12/10/2018	SECTION 8, T24N, R7E -- 3607 308TH AVENUE SE	53033C0710G	53033C0710H

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LOMA	19-10-0212A	01/11/2019	SHORT PLAT NO. 779087R, LOT 2 -- 17216 AND 17218 SE 256TH STREET	53033C1280F	53033C1280G
LOMA	19-10-0303A	02/20/2019	LAKE DOLLOFF TRACTS, PLAT #2, BLOCK 2, LOT 2 -- 30458 38TH AVENUE SOUTH	53033C1235F	53033C1235G
LOMA	19-10-0132A	03/12/2019	SECTION 7, T20N, R7E -- 40833 292ND AVENUE SE	53033C1505F	53033C1530G
LOMR-FW	19-10-0363A	04/12/2019	SHORT PLAT NO. 1281027, LOT 2 -- 13003 44TH AVENUE SE	53033C1076H	53033C1057K 53033C1076J
LOMA	19-10-0631A	05/03/2019	24405 143RD AVENUE SW	53033C0925F	53033C0925G
LOMA	19-10-0819A	05/23/2019	Lot 12, Nelson's River-Front Tracts Subdivision - 7518 442nd Place SE	53033C0761G	53033C0742H
LOMA	19-10-0766A	05/29/2019	SECTION 8, T24N, R7E -- 30219 SE REDMOND FALL CITY ROAD	53033C0705F	53033C0705G
LOMA	19-10-0971A	07/23/2019	BOUNDARY LINE ADJUSTMENT NO. L04L0040, LOT X -- 34307 SE 39TH PLACE	53033C0709G	53033C0709H
LOMA	19-10-1027A	07/23/2019	Lot 2, Adjustment No. BLAD16-0010 Subdivision - 43404 SE 92nd Street	53033C0744H	53033C0744J
LOMR-FW	19-10-0835A	07/31/2019	ORCHARD GROVE, LOTS 3-5 -- 23379 DORRE DON WAY SE	53033C1020F	53033C1019G
LOMA	19-10-1255A	10/04/2019	LOT A -- 31211 SE REDMOND-FALL CITY ROAD	53033C0710G	53033C0710H
LOMA	19-10-1164A	10/10/2019	SECTION 9, T20N, R6E -- 40255 228TH AVENUE SE	53033C1485F	53033C1510G
LOMA	19-10-1310A	10/15/2019	GOVERNMENT LOT 1, SECTION 18, T23N, R3E -- 13227 BURMA ROAD SW	53033C0950F	53033C0950G
LOMA	20-10-0067A	10/25/2019	Lot 2, Waverly Shores Subdivision - 3417 East Lake Sammamish Shore Lane SE	53033C0680F	53033C0680G
LOMA	19-10-1265A	11/12/2019	SECTION 36, T23N, R6E -- 18314 260TH AVE SE	53033C1028F	53033C1028G
LOMA	20-10-0131A	12/19/2019	SECTION 14, T22N, R5W -- 16239 SE 224TH STREET	53033C1015F	53033C1015G
LOMA	20-10-0287A	01/21/2020	SECTION 25, T25N, R6E -- 1703 264TH AVENUE NE	53033C0705F	53033C0705G

## FINAL SUMMARY OF MAP ACTIONS

Community: KING COUNTY

Community No: 530071

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	20-10-0259A	02/11/2020	PATTENS PALISADES NO. 2, LOTS 17-18 -- 10999 POINT VASHON DRIVE	53033C0615F	53033C0615G

## 2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

## FINAL SUMMARY OF MAP ACTIONS

Community: KING COUNTY

Community No: 530071

**3. LOMCs Superseded**

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	199532488MBJ	05/25/1979	NEWPORT HILLS NO. 10, BLOCK 2, LOT 12	1
LOMA	199532513MBJ	09/04/1979	QUINAULT ESTATES, BLOCK 4, LOT 14 -- 8408 NE 170TH STREET	4
LOMA	199532514MBJ	05/09/1984	LOT 1, ASSESSOR'S MAP NUMBER 8-20-7.	1
LOMA	199210150MBJ	04/29/1988	PORTION OF SECTION 9, T26N, R5E, W.M.	1
102A	88-10-04P	07/19/1988	Snoqualmie River	4
102	199210704MBJ	08/11/1988		1
LOMA	93-RX-0001	10/01/1992	28316 SE 472ND STREET -- PORTION OF SECTION 31, T20N, R7E, W.M.	1
LOMA	93-RX-0028	01/19/1993	20412 MAXWELL ROAD SE -- PORTION OF GOVT LOT 10, SECTION 4, T22N, R6E, W.M.	1
LOMA	94-RX-0064	01/24/1994	15728 CEDAR GROVE ROAD SE -- PORTION OF SECTION 22, T23N, R6E, W.M.	6
LOMA	94-RX-0063	01/24/1994	LAKE DOLLOFF TRACTS, BLOCK 1, TRACT 21 -- 30845 38TH AVENUE SOUTH	1
102	93-10-015P	04/28/1994	BEAR CREEK	4
LOMA	94-RX-0173	06/22/1994	FOUR LAKES, BLOCK 2, LOT 10 -- 23856 SE 162ND STREET	6

## FINAL SUMMARY OF MAP ACTIONS

Community: KING COUNTY

Community No: 530071

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	95-R10-004	11/22/1994	LAKE DOLLOFF TRACTS, BLOCK 1, LOT 3 -- 30435 38TH AVENUE SOUTH	6
LOMA	95-R10-019	12/21/1994	SAMMAMISH BEACH CLUB, BLOCK 1, LOT 18 -- 4618 194TH AVENUE SE	1
102	95-10-023P	04/21/1995		1
LOMA	95-R10-111	05/12/1995	23855 SE 162ND STREET -- PORTION OF SECTION 27, T23N, R6E, W.M.	6
LOMA	95-R10-146	06/23/1995	26329 7TH AVENUE SOUTH -- PORTION OF GOVT LOT 2, SECTION 29, T22N, R4E W.M.	2
LOMA	95-R10-153	06/29/1995	18711 SUNSET ROAD SW -- PORTION OF GOVT LOT 2, SECTION 35, T23N, R2E, W.M.	6
102	95-10-041P	07/05/1995	HOME DEPOT SITE	4
LOMA	96-R10-001	10/06/1995	SWIFTWATER, DIV 2, LOT 5 -- 33090 NE 40TH PLACE	1
LOMA	96-10-126A	06/12/1996	22317 DOCKTON ROAD SW -- PORTION OF GOVT LOT 3, SECTION 9, T22N, R3E, W.M.	2
LOMR-F	96-10-163A	06/20/1996	SHORT PLAT NO. 1078071, LOT 4 -- 12204 434TH AVE SE	6
LOMA	97-R10-026-L	04/30/1997	MAURY PARK, BLOCK 1, LOTS 22 & 23	1
LOMA	97-10-209A	05/14/1997	PATTEN'S PALISADES NO. 2, LOT 35 -- 10885 POINT VASHON DRIVE SW	3
LOMA	97-10-180A	06/10/1997	PATTEN'S PALISADES NO. 2, LOT 29 -- 10929 POINT VASHON DRIVE SW	2
LOMA	97-10-212A	06/16/1997	SHORT PLAT NO. 1185054, LOT 4 -- 3904 331ST AVENUE NE	6

## FINAL SUMMARY OF MAP ACTIONS

Community: KING COUNTY

Community No: 530071

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	97-10-391A	12/03/1997	PATTEN'S PALISADES NO. 2, LOT 31 -- 10915 POINT VASHON DRIVE SW	2
LOMA	98-10-243A	05/01/1998	PATTEN'S PALISADES NO. 2, LOT 36 -- 10879 POINT VASHON DRIVE	2
LOMA	98-10-354A	07/14/1998	PATTEN'S PALISADES NO. 2, LOTS 14-15 -- 11009 PATTEN LANE SW	2
102	99-10-005P	01/11/1999	HORSESHOE BEND-GREEN RIVER	4
LOMA	00-10-481A	09/22/2000	PORTAGE 1ST ADDITION, BLOCK 3, LOTS 4-6 -- 22219 DOCKTON ROAD SW	2
LOMA	03-10-0508A	09/16/2003	10106 422ND LANE SE -- PORTION OF SECTION 3, T23N, R8E, W.M.	6
LOMA	03-10-0799A	09/26/2003	4324 SW LUANA BEACH DRIVE -- PORTION OF GOV'T LOT 2, SECTION 14, T22N, R3E, W.M.	2
LOMA	04-10-0439A	06/04/2004	PUGET SOUND SUMMER ASSEMBLY, BLOCK 7, LOTS 5-7 & 47 -- 11030 SW BILOXI ROAD	2
LOMA	04-10-0616A	10/18/2004	PATTENS PALISADES II, LOT 27 -- 10941 POINT VASHON DRIVE SW	2
LOMA	06-10-B226A	03/16/2006	11617 SW SHAWNEE ROAD -- A portion of Sec 24, T22N, R2E, W.M.	2
LOMA	06-10-B121A	04/04/2006	11734 SYLVAN BEACH WALK SW -- A PORTION OF GOVERNMENT LOT 2 SECTION 7, T23N, R3E, W.M.	2
LOMA	06-10-B441A	06/20/2006	PATTEN'S PALISADES, LOT 24 -- 10959 POINT VASHON DRIVE SW	2
LOMA	08-10-0269A	04/08/2008	31211 SE REDMOND-FALL CITY ROAD	6
LOMA	09-10-0642A	06/18/2009	BUILDING E -- 8005 SOUTH 266TH STREET	4

## FINAL SUMMARY OF MAP ACTIONS

Community: KING COUNTY

Community No: 530071

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	10-10-0964A	08/17/2010	18909 SUNSET ROAD SOUTHWEST	2
LOMA	10-10-1020A	11/02/2010	17015 SOUTHWEST COVE WALK	2
LOMR	10-10-0977P	04/25/2011	DUFFY PROPERTY	4
LOMA	11-10-0858A	05/19/2011	LOT A -- 10821 POINT VASHON DRIVE SOUTHWEST	2
LOMA	12-10-1465A	09/13/2012	24503 143RD AVENUE SOUTHWEST	2
LOMA	13-10-0587A	03/12/2013	PARCEL A -- 31211 SOUTHEAST REDMOND-FALL CITY ROAD	6
LOMA	13-10-1139A	07/11/2013	LOTS 1-3, 5 & A PORTION OF LOT 4, BLOCK 5, NORTHILLA BEACH ADDITION -- 9983 SW NORTHILLA TRAIL	2
LOMA	14-10-0775A	01/28/2014	Lot 29 & 30, Block 1, Tolt Home Tracts Subdivision - 32216 Northeast 55th Street	2
LOMA	14-10-0889A	03/06/2014	LOTS 29-30, BLOCK 1, TOLT HOME TRACTS -- 32216 NORTHEAST 55TH STREET (GREENHOUSE & SHOP)	2
LOMA	14-10-2200A	11/18/2014	LOT 19 & A PORTION OF LOT 18, PATTENS PALISADES NO. 2 ASSESSOR'S PLAT -- 10987 POINT VASHON DRIVE SW	2
LOMA	17-10-0563A	02/02/2017	Lot C, - 42733 SE 142nd Street	3
LOMA	17-10-1700A	08/08/2017	15004 132nd Ave Se	4
LOMA	18-10-0662A	02/27/2018	5620 322nd Avenue NE	2

**FINAL SUMMARY OF MAP ACTIONS**

Community: KING COUNTY

Community No: 530071

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

**4. LOMCs To Be Redetermined**

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

## Summary of Proposed Ordinance relating to King County Floodplain Management Code Updates 2020

This summary fulfills Washington State Growth Management Act and King County Code (K.C.C.) 20.18.100 requirements for a “plain language summary.”

King County is being audited by the Federal Emergency Management Agency's (FEMA) Region 10. The agency is reviewing the floodplain management elements of development regulations in King County Code Title 21A (Zoning). In response to the audit, King County must update this code to meet federal and state minimum floodplain management standards (Code of Federal Regulations (CFR) Title 44 and Revised Code of Washington (RCW) Title 86). The following is a summary of a draft proposed ordinance addressing these required code changes, as well as a number of other clarifying, technical, and administrative changes.

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
1	n/a	n/a	Adopts portions of the ordinance (Section 13) as amendments to the Shoreline Master Program.	Section 13 of the Proposed Ordinance amend portions of the Shoreline Master Program as adopted in K.C.C. 20.12.200.
2	n/a	n/a	Adopts the updated Flood Insurance Study, and the accompanying Flood Insurance Rate Maps (FIRM).	The updated Flood Insurance Study, expected to be effective August 2020, and Flood Insurance Rate Maps will replace the current effective products. Flood insurance policies throughout King County will be based on these updated products.
3	21A.06.085	Defines the "base flood elevation", based on the National Geodetic Vertical Datum.	Definition is changed to be based on the anticipated rise of flood waters during the base flood (aka the 100-year flood elevation).	Technical change to align with definitions in 44 CFR 59.1.
4	21A.06.202	Defines "coastal high hazard area" as flooding from high velocity wave actions only.	<ul style="list-style-type: none"> <li>• Adds to the definition that seismic sources may trigger coastal high hazard area type flooding.</li> <li>• Clarifies the flood zones that are applicable to coastal areas in unincorporated King County.</li> </ul>	Technical changes to align with definitions in 44 CFR 59.1.
5	21A.06.453	Defines the "Federal Emergency Management Agency" as an "independent agency".	Removes the word "independent" in front of agency.	Technical change to align with definitions in 44 CFR 59.1. FEMA is not an independent agency; it is part of Department of Homeland Security and the Executive Branch of the federal government.
6	21A.06.455	Defines the "FEMA floodway".	Updates definition that includes more detail related to how the FEMA floodway is mapped.	Technical change to align with definitions in 44 CFR 59.1 and current King County

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				mapping requirements in the King County Surface Water Design Manual.
7	21A.06.475	Defines "flood hazard areas" by listing the components of such areas.	Adds to the definition the "special flood hazard area" as shown on the Flood Insurance Rate Maps.	Technical change to align with definitions in 44 CFR 59.1.
8	21A.06.480	Defines "Flood Insurance Rate Map" by generally discussing how the map is created.	Updates definition to reflect the official elements of the map.	Technical change to align with definitions in 44 CFR 59.1.
9	21A.06.485	Defines "Flood Insurance Study for King County and Incorporated Areas"	Updates definition to align with how the term is used in code and to reflect updated maps.	Technical change.
10	21A.06.490	"Flood protection elevation" definition is 3 feet above the base flood elevation in FIRM zones AE. For Flood Insurance Rate Map zones AO and AH that establish a flood depth number, the flood protection elevation is 1 foot. For those zones that do not have any information, the flood protection elevation is 2 feet above the highest adjacent grade.	Flood protection elevation is 3 feet in all zones.	Clarifies the implementation of "Flood Protection Elevation" to be consistent with other requirements in King County regulations; for areas with no flood elevation information, the Surface Water Design Manual already requires a detailed study, which then triggers the 3-foot above base flood elevation requirement. This is also a requirement for improving King County's classification in the FEMA Community Rating System; King County is currently a Class 4 community.
11	21A.06.497	Defines the activities that do and do not constitute "floodplain development".	<ul style="list-style-type: none"> <li>Maintenance, repair, and replacement activities are no longer listed as activities that do not constitute floodplain development.</li> <li>Clarifies that the Surface Water Design Manual determines whether maintenance of the road right-of-way outside of the floodplain on the FIRM is floodplain development.</li> <li>Clarifies what kind of agricultural activities are not considered "floodplain development"</li> </ul>	<ul style="list-style-type: none"> <li>Floodplain development activities that occur in the floodplain are required to obtain a floodplain development permit. Certain maintenance and repair activities, such as repairing a building's roof, may be deemed by the Permitting Division to not be considered floodplain development. However, this decision as to whether or not an activity is considered "maintenance" should be made by the Permitting Division and not by a property owner or applicant; under the current regulations, a property owner or applicant would be allowed to make that determination themselves. Further, FEMA, in its guidebook for floodplain management, requires communities to make such decisions administratively, not through code.</li> <li>The language for "replacement of a flood protection facility" is considered floodplain development by FEMA and</li> </ul>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				<p>would require a floodplain development permit. Therefore, this needs to be removed from the list of activities that are considered not to be floodplain development.</p> <ul style="list-style-type: none"> <li>Changes to activities for maintenance of the road right-of-way outside of mapped flood hazard areas are to reflect the nature of such maintenance activities and other existing King County regulations.</li> <li>The definition of agricultural activities in K.C.C. 21A.06.036 includes things that are "development" as defined here (such as fencing, farm access roads, maintenance of ponds, etc.). However, FEMA does not allow such activities to be exempt from the definition of "floodplain development". This change clarifies that only "low-impact" agricultural activities are exempt. Further, it is clarified that "grading" (along with the current reference to "fill") is also not exempt, which is consistent with existing intent and FEMA requirements.</li> </ul>
12	21A.06.1270	Defines "substantial improvement" as maintenance, repair, or other modification of a structure that costs 50% or more of the market value of the structure.	<ul style="list-style-type: none"> <li>Clarifies that No longer exempts flood mitigation activities, such as a home elevation, from being considered in the calculation of a "substantial improvement".</li> </ul>	FEMA's Substantial Improvement/Substantial Damage Desk Reference (FEMA P-758), which follows requirements in 44 CFR 60.3, requires that all costs related to the improvement, renovation, reconstruction, or repair be considered part of the costs to determine whether or not a project is a substantial improvement. Elevating a home, for example, includes costs of foundations, interior components, and other building aspects that FEMA requires to be part of substantial improvement determinations.
13	21A.24.070	Establishes allowances for alteration exceptions to critical areas regulations.	<ul style="list-style-type: none"> <li>Removes the ability for the director of the Permitting Division to grant alteration exceptions for flood hazard areas.</li> <li>Removes the ability for the director of permitting to approve an alteration to the elevation or dry floodproofing</li> </ul>	Removed flood hazard areas exceptions as part of 21A.24.070 in order to reflect creation of a separate flood hazard area-specific alteration exception process in Section 14 of the Proposed Ordinance. The standards of the current alteration exception process does not comply with

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
			requirements for nonresidential agricultural accessory structures.	FEMA guidance for granting exceptions or variances to flood regulations. FEMA requires “variances” to regulations (such as alterations exceptions) for flood areas to meet certain requirements. This change clarifies that this current alteration exceptions process and standards cannot apply to flood hazard areas. See below for new code section that addresses variances/alteration exceptions specific to flood hazard areas.
14	21A.24	n/a	<p>Adds a new section to K.C.C. Chapter 21A.24 to adopt variance standards for flood hazard areas, including:</p> <ul style="list-style-type: none"> <li>• Outlining what the director of the Permitting Division will consider when evaluating and approving floodplain development variance applications;</li> <li>• Requiring the Permitting Division to provide notice to applicants that approval of variance may result in increased flood insurance premium rates; and</li> <li>• Requiring that the Permitting Division maintain records of applications and approvals.</li> </ul>	FEMA requires variances to regulations for flood areas to meet certain requirements. These new variance standards follow the variance language in the FEMA model floodplain management ordinance, as well as the floodplain management variance criteria guidance published by FEMA. These standards replace the current alteration exception process in 21A.24.070, which is proposed to be amend in Section 13 of this Proposed Ordinance.
15	21A.24	n/a	Adds a new section to K.C.C. Chapter 21A.24 to adopt a purpose statement for the sections of code that regulate flood hazard areas.	Purpose statement includes language from the FEMA model floodplain management ordinance, and communities are encouraged to adopt this language. This language would apply to K.C.C. 21A.24.230 through K.C.C. 21A.24.272.
16	21A.24	n/a	<p>Adds a new section to K.C.C. Chapter 21A.24 to adopt the following flood-specific definitions separate from the general definitions in K.C.C. Chapter 21A.06:</p> <ul style="list-style-type: none"> <li>• Area of shallow flooding;</li> <li>• Basement;</li> <li>• Building;</li> <li>• Highest adjacent grade;</li> <li>• Lowest floor;</li> <li>• Recreational vehicle;</li> <li>• Start of construction;</li> <li>• Substantial damage; and</li> <li>• Substantial improvement.</li> </ul>	The new definitions would only apply to K.C.C. 21A.24.230 through K.C.C. 21A.24.272. All of these definitions are required by FEMA and are consistent with 44 CFR 59.1, 44 CFR 60.3, and the FEMA model ordinance. Additional technical changes are also made to reflect existing intent and other King County regulations. Where any definition differs from existing definitions for these terms in K.C.C. Chapter 21A.06, these definitions in K.C.C. Chapter 21A.24 will supersede for flood hazard areas. These definitions are added to Chapter 21A.24 so as to avoid

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				unintended consequences of applying FEMA required, flood-specific definitions outside of flood hazard areas.
17	21A.24.230.A & B	Outlines the components of the regulated flood hazard area and the sources of flood information that can be used in regulations.	<ul style="list-style-type: none"> <li>• Technical changes.</li> <li>• Adds reference to the Flood Insurance Study and Flood Insurance Rate Maps.</li> </ul>	<ul style="list-style-type: none"> <li>• Technical changes for clarity and to reflect existing intent.</li> <li>• FEMA requires the County to formally cite the updated Flood Insurance Rate Maps and the maps become the minimum area that must be regulated.</li> </ul>
17	21A.24.230.C & D	Outlines the sources of data that applicants and the Permitting Division can use for flood hazard information.	<p>Clarifies how flood hazard areas can be delineated and what data can be used, including:</p> <ul style="list-style-type: none"> <li>• Technical changes to and restructure of existing code provisions;</li> <li>• Adding use of pending Flood Insurance Studies and Rate Maps;</li> <li>• Removing use of letter of map revisions;</li> <li>• Removal of use of wind and wave data; and</li> <li>• Clarifying that when multiple sources of data exists, the Permitting Division can choose which data is most accurate as long as it is at least as restrictive as the Flood Insurance Study and Flood Insurance Rate Maps.</li> </ul>	<ul style="list-style-type: none"> <li>• Technical changes for clarity and to reflect existing intent.</li> <li>• Use of pending Flood Insurance Studies and Rate Maps reflect existing intent.</li> <li>• Letter of map revision is removed because item "g" changed to "letters of map change" includes Letters of Map Amendment and Letters of Map Revision.</li> <li>• The wind and wave data provided by the United State Army Corps of Engineers" is deleted because that data was replaced by the coastal floodplain study completed in 2011.</li> <li>• FEMA requires the Flood Insurance Rate Maps to be the minimum area that must be regulated.</li> </ul>
18	21A.24.240.A	<ul style="list-style-type: none"> <li>• Regulates "<b>development proposals</b> and alterations" on sites within the zero-rise flood fringe.</li> <li>• Allows floodplain development to not need compensatory storage as long as the King County zero-rise standard is met cumulatively.</li> </ul>	<ul style="list-style-type: none"> <li>• Changed to regulation of "<b>floodplain development</b> and alterations" on sites.</li> <li>• Removes waiver option for compensatory storage requirements.</li> </ul>	<ul style="list-style-type: none"> <li>• Technical change to reflect existing intent and FEMA requirements, which is that any development in the floodplain (both proposed as part of a permit and any occurring without a permit) must meet these standards. New language also aligns with a defined term ("floodplain development" in K.C.C. 21A.06.497).</li> <li>• In the National Flood Insurance Program Biological Opinion for Puget Sound, the Reasonable and Prudent Alternative 3 requires communities to provide compensatory storage for any development proposal that reduces floodplain storage. The current code</li> </ul>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				language does not meet that standard. Given this, this code change is required by FEMA to bring King County Code into compliance with the Biological Opinion.
18	21A.24.240.C	Exempts base flood depth and base flood velocity analysis for agricultural structures within the zero-rise flood fringe that will not be used for human habitation.	Removes duplicative language.	Technical correction to remove duplicative language and reflect existing intent.
18	21A.24.240.D	Standards for subdivisions within the zero-rise flood fringe.	Adds requirement that subdivision proposals to be consistent with the need to minimize flood damage.	Required by 44 CFR 60.3 (a)(4).
18	21A.24.240.E.2 & 3	Standards for crawlspaces underneath residential buildings within the zero-rise flood fringe.	<ul style="list-style-type: none"> <li>• Restructured and rewritten.</li> <li>• Clarifies requirement for structures with multiple enclosed spaces to provide flood openings at 1 square inch for every 1 square foot of enclosed space and to have openings to allow floodwaters to enter and exit structures that have more than one enclosed area.</li> <li>• Clarifies standards for areas below the lowest floor.</li> </ul>	<ul style="list-style-type: none"> <li>• The standards have been rewritten for clarity and consistency with the FEMA model floodplain management ordinance.</li> <li>• Requirements about multiple enclosed spaces clarifies standards to reflect existing intent and better align with FEMA Technical Bulletin 1.</li> <li>• Technical changes to reflect existing intent and requirements that subgrade crawlspaces are not allowed. This is a FEMA requirement.</li> </ul>
18	21A.24.240.E.5	Requirement that utilities within the zero-rise flood fringe be elevated or dry floodproofed.	Changes “dry-proof” to “dry floodproof”.	Technical correction to ensure consistency with existing defined term in K.C.C. 21A.06.500.
18	21A.24.240.F.1, 2 & 3	Standards for nonresidential buildings within the zero-rise flood fringe, including nonresidential buildings and nonresidential agricultural accessory buildings that are less than \$65,000 in assessed value.	<ul style="list-style-type: none"> <li>• Removes the references to nonresidential agricultural accessory structures.</li> <li>• Changes to reflect “dry floodproof” terminology.</li> <li>• Adds requirement that utility and sanitary facilities be dry floodproofed</li> </ul>	<ul style="list-style-type: none"> <li>• Standards for nonresidential agricultural accessory structures is relocated to Subsection H below in order add clarity about the different standards that are specific to nonresidential agricultural accessory structures and to improve consistency with how FEMA treats different building types in floodplain management.</li> <li>• Technical correction for "dry floodproof" to ensure consistency with existing defined term in K.C.C. 21A.06.500.</li> <li>• Utility and sanitary facilities are required to be to be dry floodproofed by 44 CFR 60.3 (c)(3).</li> </ul>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
18	21A.24.240.F.4 & 5	Standards for crawlspaces in non-dry-floodproofed nonresidential buildings within the zero-rise flood fringe	<ul style="list-style-type: none"> <li>Restructured and rewritten.</li> <li>Clarifies requirement for structures with multiple enclosed spaces to provide flood openings at 1 square inch for every 1 square foot of enclosed space and to have openings to allow floodwaters to enter and exit structures that have more than one enclosed area.</li> <li>Clarifies standards for areas below the lowest floor.</li> </ul>	<ul style="list-style-type: none"> <li>The standards have been rewritten for clarity and consistency with the FEMA model floodplain management ordinance.</li> <li>Requirements about multiple enclosed spaces clarifies standards to reflect existing intent and better align with FEMA Technical Bulletin 1.</li> <li>Technical changes to reflect existing intent and requirements that subgrade crawlspaces are not allowed. This is a FEMA requirement.</li> </ul>
18	21A.24.240.F.6	Requirement that utilities be dry floodproofed within the zero-rise flood fringe.	Adds the option to elevate a nonresidential building's utilities, rather than only requiring dry floodproofing.	Allowing utilities to be either elevated or be dry floodproofed follows standard floodplain management practices and is consistent with regulations for residential structures as outlined in K.C.C. 21A.24.240.E.5..
18	21A.24.240.G	n/a	<p>Adds a new subsection to K.C.C. 21A.24.240 for standards for accessory buildings within the zero rise flood fringe, which allows buildings accessory to the primary building on a property to have the lowest floor below the Base Flood Elevation as long as it:</p> <ul style="list-style-type: none"> <li>Is less than 400 square feet;</li> <li>Has flood openings;</li> <li>Is anchored;</li> <li>Is used for parking or storage of materials; and</li> <li>Has no utilities except elevated electrical fixtures.</li> </ul>	Follows FEMA guidance and standard model ordinance language, and allows more flexibility for property owners.
18	21A.24.240.H	n/a	<p>Adds a new subsection to K.C.C. 21A.24.240 for standards for nonresidential agricultural accessory buildings that are less than \$65,000 in assessed value. The lowest floor of these structures can be below the Base Flood Elevation as long as it:</p> <ul style="list-style-type: none"> <li>has flood openings;</li> <li>is anchored;</li> <li>has no utilities except elevated electrical fixtures; and</li> <li>is used as part of agricultural practices.</li> </ul>	The standards for nonresidential agricultural accessory structures were previously located in K.C.C. 21A.24.240.F. The standards are relocated to here and are rewritten in order add clarity about the different standards that are specific to nonresidential agricultural accessory structures and to improve consistency with how FEMA treats different building types in floodplain management.

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
18	21A.24.240.K, L & N	Standards for public and private utilities within the zero-rise flood fringe.	<ul style="list-style-type: none"> <li>Changes to reflect “dry floodproof” terminology.</li> <li>Adds a new subsection to K.C.C. 21A.24.240.K requiring that water wells be protected to the flood protection elevation and be located outside of the FEMA floodway.</li> </ul>	<ul style="list-style-type: none"> <li>Technical correction to ensure consistency with existing defined term in K.C.C. 21A.06.500.</li> <li>Required by Washington Administrative Code (WAC) 173-160-171. This provision is already implemented by the King County Board of Health, so it is a technical correction in K.C.C. Title 21A for consistency.</li> </ul>
18	21A.24.240.P	n/a	Adds a new subsection to K.C.C. 21A.24.240 requiring: <ul style="list-style-type: none"> <li>notification to the Department of Ecology and FEMA when watercourses are altered, and</li> <li>that the applicant ensures the any alternations do not diminish flood-carrying capacity of the watercourse.</li> </ul>	Required by 44 CFR 60.3 (b)(6) and (7).
19	21A.24.250	Regulates " <b>development proposals</b> and alterations" on sites within the zero-rise floodway.	Changed to regulation of " <b>floodplain development</b> and alterations" on sites.	Technical change to reflect existing intent and FEMA requirements, which is that any development in the floodplain (both proposed as part of a permit and any occurring without a permit) must meet these standards. New language also aligns with a defined term ("floodplain development" in K.C.C. 21A.06.497).
19	21A.24.250.B	Requirement that floodplain development shall not increase the base flood elevation within the zero-rise floodway.	<ul style="list-style-type: none"> <li>Requires that an analysis consistent with the Surface Water Design Manual be used to determine that no increase in the base flood elevation is caused.</li> <li>Removes exception if there is a revision to the Flood Insurance Rate Maps.</li> </ul>	<ul style="list-style-type: none"> <li>Provides clarity consistent with existing intent. An analysis is already required, but this language codifies that it should be done by the engineering standards and methods in the Surface Water Design Manual.</li> <li>Revisions to the Flood Insurance Rate Maps under the CFR process referenced in code only applies to the FEMA floodway. This code section is about the zero-rise floodway. So, that process is not applicable in this case and, thus, should be removed from the code.</li> </ul>
19	21A.24.250.C	Requirements for buildings built on a post or pile foundation type within the zero-rise floodway.	Clarifies that: <ul style="list-style-type: none"> <li>the “post and piling” refers to the “foundation” system,</li> </ul>	Technical changes to reflect existing intent.

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
			<ul style="list-style-type: none"> <li>post and piling is used for the purposes of elevating the first floor to above the base flood elevation,</li> <li>and that the area underneath the first floor cannot be enclosed, blocked, or otherwise obstructed.</li> </ul>	
19	21A.24.250.D	Requirements for buildings not built with post or pile foundation types within the zero-rise floodway.	Clarifies that the "post and piling" refers to the "foundation" system.	Technical change to reflect existing intent.
19	21A.24.250.G	Requirements for public and private utilities within the zero-rise floodway.	Changes to reflect "dry floodproof" terminology.	Technical correction to ensure consistency with existing defined term in K.C.C. 21A.06.500.
20	21A.24.260	Regulates the FEMA floodway.	Adds statement that the section applies to "floodplain development and alterations" on sites within the FEMA floodway.	<ul style="list-style-type: none"> <li>Technical change to add clarifying language to the beginning of the code section stating the purpose and scope of the section, consistent with the similar sections for the zero-rise flood fringe in K.C.C. 21A.24.240 and the zero-rise floodway in K.C.C. 21A.24.250.</li> <li>Technical change to reflect existing intent and FEMA requirements, which is that any development in the floodplain (both proposed as part of a permit and any occurring without a permit) must meet these standards. New language also aligns with a defined term ("floodplain development" in K.C.C. 21A.06.497).</li> </ul>
20	21A.24.260.C	n/a	<p>Adds a new subsection to K.C.C. 21A.24.260 prohibiting the following in the FEMA floodway:</p> <ul style="list-style-type: none"> <li>New residential structures and substantial improvements to existing structures; and</li> <li>Residential structures placed on fill.</li> </ul>	These provisions are required by RCW 86.16.041 and are currently reflected in K.C.C. 21A.24.250 F.1 and K.C.C.21A.24.260.D. This amendment is a technical change and restructure, intended for consistency with those existing requirements and added clarity.
20	21A.24.260.D	Prohibits structures within the mapped FEMA floodway.	<ul style="list-style-type: none"> <li>Removes references to residential structures.</li> <li>Removes reference to "mapped" FEMA floodway.</li> </ul>	<ul style="list-style-type: none"> <li>Reflects restructure and creation of 21A.24.260.C in Section 20 above.</li> <li>Technical correction for consistency with defined term and other similar references in the code.</li> </ul>
20	21A.24.260.E	Allows improvements to existing residential structures in the FEMA floodway that do not expand the footprint	Allowance is removed.	This provision was not in compliance with 44 CFR 60.3 (d)(3).

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
		to not have to prove that the development meets FEMA no-rise standards.		
20	21A.24.260.I	n/a	Adds a new subsection to K.C.C. 21A.24.260 prohibiting new water wells in the FEMA floodway.	Required by WAC 173-160-171. This provision is already implemented by the King County Board of Health, so it is a technical correction in K.C.C. Title 21A for consistency.
21	21A.24.270	Requirements FEMA elevation certificates.	<ul style="list-style-type: none"> <li>• Applies documentation requirements to additions affixed to the side of a structure.</li> <li>• Restructures list of elements that must be documented, and adds additional elements.</li> <li>• Adds requirement to use current elevation certificate forms.</li> <li>• Adds requirement to submit a FEMA floodproofing certificate for all dry floodproofed nonresidential structures and provides documentation requirements.</li> </ul>	<ul style="list-style-type: none"> <li>• Clarifies existing intent that new additions, even if they do not constitute substantial improvement, must be accompanied by a FEMA elevation certificate to demonstrate that the building and/or addition is in compliance with the elevation standards.</li> <li>• Codifies the required elements that must be shown on the FEMA elevation certificate. These specific standards are required by the FEMA Community Rating System. The Permitting Division already requires these items to be demonstrated. The provisions are added to the code for improved clarity and consistency with existing intent and practice.</li> <li>• Requiring use of the most recent form is a technical and clarifying change to reflect existing intent.</li> <li>• Requiring a FEMA floodproofing certificate for any dry floodproofed nonresidential structures is required by the FEMA Community Rating System. The Permitting Division already requires this. The provision is added to the code for improved clarity and consistency with existing intent and practice.</li> </ul>
22	21A.24.271	Requirement to obtain a floodplain development permit, which includes a directive that the floodplain development permit process will be established by public rule.	<ul style="list-style-type: none"> <li>• Removes requirement for establishing a public rule for setting the floodplain development permit processes for activities that are exempt from other King County permit requirements.</li> <li>• Adds requirement that applicant ensures other required permits are</li> </ul>	<ul style="list-style-type: none"> <li>• The King County Departments of Natural Resources and Local Services have established processes to coordinate on review of floodplain development permits, including evaluating how to approach activities that are exempt from other King</li> </ul>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
			<p>obtained from federal, state, or local government agencies.</p>	<p>County permit processes. The two departments continue to collaborate on ongoing improvements to the processes. Establishment of a public rule would substantially limit the ability to continue to refine the processes in a timely and streamlined manner.</p> <ul style="list-style-type: none"> <li>• Requiring applicants to obtain all other required permits is required by 44 CFR 60.3 (a)(2).</li> </ul>
23	21A.24.272	Coastal high hazard construction standards.	<p>Clarifies that:</p> <ul style="list-style-type: none"> <li>• The coastal high hazard area includes Flood Insurance Rate Map Zone VE and the adjacent Zone AE;</li> <li>• New buildings and substantial improvements to existing buildings includes both residential and nonresidential buildings;</li> <li>• Building utilities must be elevated;</li> <li>• An engineer must certify designs on a V Zone Design Certificate;</li> <li>• Elevation certificates must be on the current form and are required for lateral additions;</li> <li>• breakaway walls are prohibited;</li> <li>• alteration of sand dunes is prohibited;</li> <li>• which sections of the flood code do not apply to coastal floodplain development.</li> </ul>	<ul style="list-style-type: none"> <li>• All changes are technical and clarifying to reflect existing intent.</li> <li>• Added flood zones reflects the definition in K.C.C. 21A.06.202.</li> <li>• Buildings references are updated to be consistent with other sections in K.C.C. Chapter 21A.24.</li> <li>• Requirements for building utilities is already required by the Permitting Division and by 44 CFR 60.3 (e)(1).</li> <li>• Requirements for an engineer to complete a V Zone Design Certificate is a requirement of the FEMA Community Rating System.</li> <li>• Requirements for elevation certificates are required by FEMA, reflect existing intent, and are consistent with changes to K.C.C. 21A.24.270.</li> <li>• Prohibition of breakaways reflects existing intent.</li> <li>• Regulation for sand dunes is required by 44 CFR 60.3 (e)(7).</li> <li>• Updates the sections of the flood code that do not apply to coastal floodplain development to align with language in 44 CFR 60.3 (e)(1). This includes: 1) code sections that do not apply to coastal high hazard areas (such as provisions about the “floodway”) and 2) different floodplain development standards for coastal development that are adopted in 21A.24.272 (such as structures required to have the lowest “structural member”, rather</li> </ul>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
				than the lowest “floor” elevated to the Base Flood Elevation).
24	21A.06.087	Definition of “basement”.	Repealed.	Repeals definition of basement (“for purposes of development proposals in a flood hazard area, any area of a building where the floor subgrade is below ground level on all sides”) which is replaced by a new definition specific to the flood regulations in K.C.C. Chapter 21A.24 in Section 16 of this Proposed Ordinance. The new definition is required by FEMA, consistent with model ordinance. It is moved because we did not want this flood-specific definition of basement to apply to the rest of K.C.C. Title 21A.
24	21A.06.476	Definition of “Flood Hazard Boundary Map”.	Repealed.	Technical change. Repeals definition of “Flood Hazard Boundary Map”. These maps date back to the 1970s. We do not currently, and will not in the future, have such maps.
24	21A.06.683	Definition of “Letter of map amendment”.	Repealed.	Technical change. Repeals definition of “Letter of map amendment” as this definition is not relevant for King County Code (it defines a federal process that we do not have control over). Amendments above remove this term from elsewhere in K.C.C. Title 21A.
24	21A.06.684	Definition of “Letter of map revision”.	Repealed.	Technical change. Repeals definition of “Letter of map revision” as this definition is not relevant for King County Code (it defines a federal process that we do not have control over). Amendments above remove this term from elsewhere in K.C.C. Title 21A.
25	n/a	n/a	Directs Executive to send Section 13 of the ordinance to Department of Ecology for review.	Section 13 of the Proposed Ordinance amend portions of the Shoreline Master Program as adopted in K.C.C. 20.12.200. As such, these amendments are required to be reviewed and approved by the Department of Ecology.
26	n/a	n/a	Directs that Section 13 of the ordinance does not go into effect until 14 days after Ecology’s approval.	Section 13 of the Proposed Ordinance amend portions of the Shoreline Master Program as adopted in K.C.C. 20.12.200. As such, these amendments are required to be reviewed and approved by the Department of Ecology.

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
27	n/a	n/a	Severability.	Standard King County severability language.

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REGULATORY NOTE  
CHECKLIST OF CRITERIA

Proposed No.: 2020-XXXX Prepared By: Christine Jensen, Permitting Division  
Date: November 26, 2019

Yes No N/A

**NEED: Does the proposed regulation respond to a specific, identifiable need? If yes then explain.**

Yes. The draft proposed code changes are driven by two main processes: 1) when the Federal Emergency Management Agency (FEMA) publishes new Flood Insurance Rate Maps, communities are required to update local codes, and new maps are expected to be effective by mid-2020; and 2) FEMA Region 10 is currently auditing King County, which includes a detailed review of King County code. The proposals are to ensure King County code meets the state and federal minimum standards for floodplain management, as well as to address a number of other clarifying, technical, and administrative changes.

By meeting minimum federal floodplain management standards, King County is eligible to be part of FEMA's National Flood Insurance Program (NFIP). NFIP requirements are intended to prevent loss of life and property and reduce taxpayer costs for disaster relief, as well as minimize economic and social hardships that result from flooding. NFIP membership provides residents the opportunity to purchase flood insurance to protect themselves from flood losses, provides access to federally backed loans and mortgages, and also access to federal disaster funds.

**If so, is county government the most appropriate organization to address this need? If yes then explain.**

Yes. The maps and code amendments apply to unincorporated King County, which King County has jurisdiction over.

**ECONOMY & JOB GROWTH: Has the economic impact of the proposed regulation been reviewed to ensure it will not have a long-term adverse impact on the economy and job growth in King County? If yes then explain.**

**PURPOSE: Is the purpose of the proposed ordinance clear? Describe the purpose of the ordinance.**

Yes. The purpose of the ordinance is to adopt the new FEMA flood maps and update King County's floodplain development regulations, as required by FEMA.

**Are the steps for implementation clear? Describe the steps for implementation.**

Yes. Implementation will occur through County agencies applying the updated maps and development regulations on land uses and development in unincorporated King County.

**EVALUATION: Does the proposed ordinance identify specific measurable outcomes that the proposed regulation should achieve? Describe the measurable outcomes.**

**Is an evaluation process identified? Describe the evaluation process.**

**INTERESTED PARTIES: Has adequate collaboration occurred with all those affected by the proposed regulation (including the public, the regulated and the regulators)? Describe the level of collaboration that has been performed.**

Yes. A draft of the ordinance was provided to the public for review and comment prior to transmittal, which included the following outreach activities:

- A four week public comment period from October 1 to October 27, 2019.
- Online posting, which included the draft legislation, information about the proposals, and the various methods for public comment.
- Email notification to Permitting’s development regulation distribution list.
- Briefing the King County Agriculture Commission on October 10, 2019.
- Provision of draft legislation and information at the Snoqualmie Valley Community Service Area Town Hall on October 17, 2019.
- Outreach to Hmong farmers and to the Farm, Fish, Flood regulatory task force.

**COSTS & BENEFITS: Will the proposed regulation achieve the goal with the minimum cost and burden?**

**Has the cost of not adopting the proposed regulation been considered? Describe and quantify the cost of not adopting the proposed regulation.**

Not adopting the maps or code amendments would impact the ability for unincorporated residents to get flood insurance.

**Do the benefits of the proposed regulations outweigh the costs? Describe and the cost and benefits of proposed regulation.**

**VOLUNTARY COMPLIANCE: Does the proposed ordinance inspire voluntary compliance? Describe how voluntary compliance is anticipated to take place.**

**CLARITY: Is the proposed ordinance written clearly and concisely, without ambiguities?**

Yes.

[X] [ ] [ ]

**CONSISTENCY: Is the proposed regulation consistent with existing federal, state and local statutes?**

Yes.