

12/3/76

Introduced by: Mike Lowry
Bernice Stern
Bill Reams

76-1031

ORDINANCE NO. 3013

AN ORDINANCE relating to the approval of subdivisions and short subdivisions and the extension of sewers within the area known as the East Sammamish Communities Plan Area.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

NEW SECTION. SECTION 1. Findings and Declaration of Purpose

The Council finds that Motion 2763 was passed by the County Council on November 22, 1976 which directed that this ordinance be drafted.

The Council further finds that:

1. Eastern King County is undergoing residential and commercial development.

2. Past residential development in unincorporated King County has sometimes occurred in a haphazard and uncoordinated manner.

3. The best interests of the health, safety and welfare of the citizens of this County require that development throughout the County be related to the planned availability of public facilities and recognition of suitable developable land.

4. A community plan is currently underway in the unincorporated area east of Lake Sammamish defined as the East Sammamish Communities Plan Area.

5. The East Sammamish Communities Plan Area contains two distinct communities which are separated by Inglewood Hills Road and Northeast Eighth Street and its easterly extension. The southern portion of the Planning Area is characterized by limited existing sewer facilities and numerous scattered small developments, recent health problems related to failures of on-site sewage disposal systems on small lots. The northern portion is characterized by a more extensive system of existing sewers, support for a sewer system, and limited problems related to on-site sewage disposal system failures.

6. The Community Plan, when completed, will include

1 policies related to the desirable density of development, the
2 suitable lands for development, and the timing and relationship
3 of sewers and water utilities and development for the entire
4 East Sammamish Communities Plan Area.

5 7. The Council declares that the purpose of this ordinance
6 is to prevent further health problems caused by small lots
7 utilizing on-site sewage disposal systems and to enable coordin-
8 ated and timed planning of utilities and development to occur for
9 the East Sammamish Communities Planning Area.

10 NEW SECTION: SECTION 2. Policies.

11 1. No proposed subdivision, short subdivision or planned
12 unit development within that portion of the East Sammamish
13 Communities Plan area which is located south of Inglewood Hill
14 Road and Northeast Eighth Street and its easterly extension
15 shall be granted final approval unless it meets either of the
16 following two criteria:

17 (a) The subdivision, short subdivision, or planned
18 unit development is located within any residential zone and the
19 minimum lot size of the proposed development is 35,000 square
20 feet or larger and: (1) is served by an on-site sewage disposal
21 system or (2) a boundary of the proposed development is within
22 three hundred thirty (330) feet of an existing public sewer line
23 and lots are served by connection to that sewer.

24 (b) The subdivision, short subdivision or planned unit
25 development is located within a zone classified as SR, RS 7200,
26 RS 9600, or RS 15,000 and a boundary of the proposed
27 development is within three hundred thirty (330) feet of an
28 existing public sewer line and all lots are served by connection
29 to a sewer.

30 2. No sewer district annexations shall be approved for
31 sewer districts located south of Inglewood Hill Road and
32 Northeast Eighth Street and its easterly extension.
33

1 3. No proposed subdivision, short subdivision or planned
 2 unit development within that portion of the East Sammamish
 3 Communities Plan Area which is located north of Inglewood Hill
 4 Road and Northeast Eighth Street and its easterly extension shall
 5 be granted preliminary or final approval unless it meets either
 6 of the following two criteria:

7 (a) The subdivision, short subdivision, or planned
 8 unit development is located within any residential zone and
 9 the minimum lot size of the proposed development is 15,000
 10 square feet or larger and: (1) is served by an on-site sewage
 11 disposal system, or (2) is served by connection to a public
 12 sewer.

13 (b) The subdivision, short subdivision or planned
 14 unit development is located within a zone classified as SR,
 15 RS 7200, or RS 9600, and all lots are served by connection to
 16 a public sewer.

17 4. No sewer franchises, sewer district comprehensive plans,
 18 or sewer district comprehensive plan revisions shall be approved
 19 unless consistent with the policies of this ordinance.

20 NEW SECTION. SECTION 3. Definitions.

21 1. An existing public sewer shall mean a sewer line that
 22 is constructed and part of a public sewer system on the effective
 23 date of this ordinance. A public sewer system shall mean:

24 "A sewerage system which is owned or operated
 25 by a city, town, municipal corporation,
 26 county, political subdivision of the state,
 27 or other approved ownership consisting of a
 28 collection of necessary trunks, pumping
 facilities and a means of final treatment and
 disposal and under permit from the Department
 of Ecology".

29 2. The East Sammamish Communities Plan Area shall be
 30 defined as that area shown on the attached map, Attachment A.

31 NEW SECTION. SECTION 4. Application of Policies.

32 1. All proposed subdivisions or proposed short subdivisions
 33 which have an application on record with the King County Division of

1 Building and Land Development before the effective date of this
2 ordinance shall be exempt from the provisions contained herein.

3 2. Zoning classifications pertaining to a subject property
4 shall be those classifications on record on the effective date
5 of this ordinance.

6 3. The policies of this ordinance shall be in effect until
7 the date of enactment of the King County East Sammamish
8 Communities Plan or ten (10) months, whichever is sooner.

9 INTRODUCED AND READ for the first time this 6th day
10 of December, 19 76.

11 PASSED this 25th day of December, 19 76.

12 KING COUNTY COUNCIL
13 KING COUNTY, WASHINGTON

14 David Mooney
15 Chairman

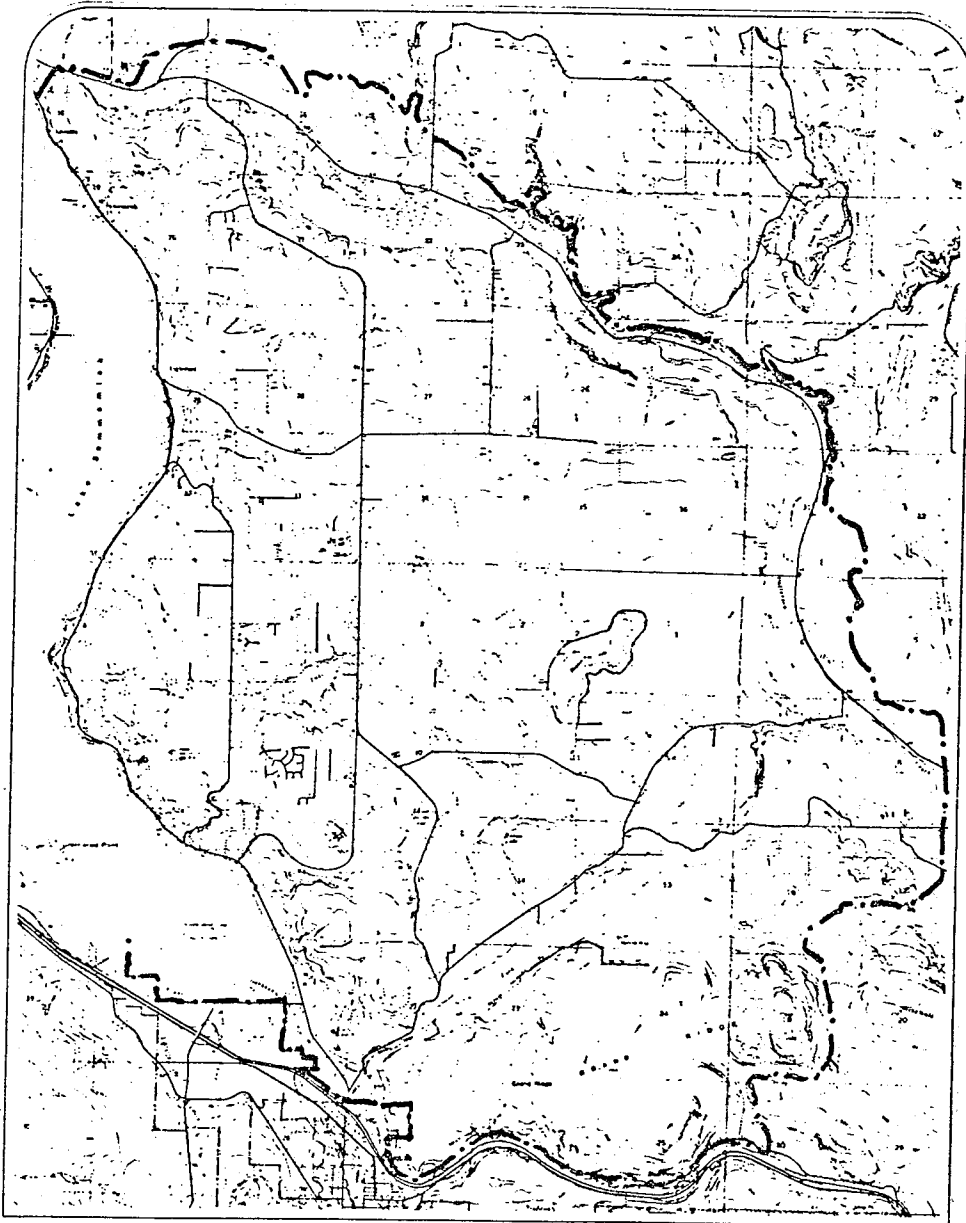
16 ATTEST:

17
18 Quinty M. Owen
19 Clerk of the Council

20 APPROVED this 28th day of December, 19 76.

21 [Signature]
22 King County Executive

ATTACHMENT A



**east
sammamish
communities
plan**



king county

department of planning and community development, division of planning

1500 feet

