

1/30/78

Introduced by: Gary Grant

77-1133

ORDINANCE NO. **3579**

AN ORDINANCE relating to the adequacy of public sewer and water supply systems, the review of preliminary and final plats, and the approval of sewer and water service in certain district comprehensive plans, and adding new sections to the King County Subdivision Code, K.C.C. 19.08 and K.C.C. 13.24.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

NEW SECTION. SECTION 1. Purpose. The King County Council recognizes the importance of determining those areas of growth in the county which are appropriate for urban services and public facilities, including sewer and water facilities, streets, parks, schools and other public facilities. The purpose of this ordinance is to coordinate the approval of plats requiring public sewer and water facilities with the Council's determination of geographic areas appropriate for such services. In so doing, the Council intends to provide consistency in the execution of its decision-making roles for both plats under RCW Chapter 58.17 and sewer and water district facilities under RCW Chapter 56.08, RCW Chapter 57.16 and RCW Chapter 36.94.

NEW SECTION. SECTION 2. There is added to the King County Subdivision Code, Chapter 19.08, a new section to read as follows: Adequacy of public sewer and water supply systems for preliminary plats previously approved.

1. For preliminary plats approved by the Council prior to the effective date of this ordinance, public sewer or water to serve such plats are adequate and said plats are eligible for final plat approval if:

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1 (a) the plat is within an area of public sewer  
2 service identified on "Exhibit A" to this ordinance and/or, with  
3 an area of water service identified on "Exhibit B" to this  
4 ordinance; or served by existing installed facilities as described  
5 in subsection (3) below; or within an area identified in a  
6 community plan approved by the King County Council as an area  
7 to be served by public sewer or water systems; and

8 (b) the plat is served by a district, municipali  
9 or Class I water system which has indicated by letter its  
10 ability and intent to serve the proposed plat; and

11 (c) public sewer and/or water facilities to serv  
12 the plat have been installed or a bond, contract, or other  
13 secure method provides for and assures the construction of such  
14 facilities.

15 2. The Division of Building and Land Development an  
16 the Health Department shall review all such plats previously  
17 approved and recommend to the Council disposition of such plats  
18 consistent with the criteria of this section.

19 3. A plat is deemed to be served by existing instal  
20 sewer or water facilities when the plat: (a) can be served by  
21 connection to a public sewer facility or connection to a water  
22 facility and such facilities were  
23 installed or under construction prior to December 1, 1977; or  
24 (b) is contained within a utility local improvement district  
25 formed with facilities funded and under contract prior to the  
26 effective date of this ordinance.

27 NEW SECTION. SECTION 3. There is added to the King  
28 County Subdivision Code, Chapter 19.08, a new section to read  
29 follows: Adequacy of public sewer and water supply systems for  
30 future preliminary plat decisions.

1           1. Subdivisions may receive preliminary plat approval if  
2 the proposed sewage facilities are adequate. For preliminary plat  
3 approved by the Council after the effective date of this ordinance  
4 a public sewer proposed as a means of serving a plat is adequate  
5 if prior to preliminary plat approval:

6           (a) The plat is within a local service area identified  
7 in the County Sewerage General Plan, when amended by the County  
8 Council consistent with Motion No. 3221; or

9           (b) Prior to adoption of the amended plan  
10 described in subsection (1)(a) above:

11           (i) the plat is within a proposed sewer service area  
12 identified in a community plan adopted by the King County Council:  
13 Provided, That the Council may defer after public hearing consider-  
14 ation of plats which have been identified by the Zoning and  
15 Subdivision Examiner as being inconsistent with community plans  
16 which have been adopted by the applicable citizens community plan  
17 committee and referred to the County for adoption; or

18           (ii) where not inconsistent with any applicable  
19 community plan sewer service area as described above in (b)(i),  
20 the plat is within an area that can be served by an existing  
21 installed sewer facility as defined in subsection 4 below; or

22           (iii) where not inconsistent with any applicable  
23 community plan sewer service area as described in (b)(i) above,  
24 the plat is within an area of public sewer service identified on  
25 "Exhibit A" to the ordinance, which is hereby incorporated by  
26 reference; or

27           (iv) where not inconsistent with any applicable  
28 community plan sewer service area, the plat will be served by a  
29 sewer facility which is specifically approved by the Council to  
30 serve the plat as substantially consistent with the criteria and  
31 purpose of this section.

32           2. Subdivisions may receive preliminary plat approval if  
33 the proposed water facilities are adequate. For preliminary plats  
approved by the Council subsequent to the effective date of this

indicated by letter its ability and intent to serve the proposed plat; and

(c) public sewer and/or water facilities to serve the plat have been installed or a bond, contract, or other security method provides for and assures the construction of such facilities.

4. A plat is deemed to be served by existing installed sewer or water facilities when the plat: (a) can be served by connection to a public sewer facility within the same subdrainage basin and within 330 feet of the plat or connection to a water facility within 330 feet of the plat and such facilities were installed prior to the effective date of this ordinance; or (b) is contained within a utility local improvement district formed with facilities funded and under contract prior to December 1, 1977.

5. The Health Department shall, in providing its recommendation to the Council on any plat, state the basis for its determination of the adequacy of public sewer or water service based upon the criteria defined in Section 3, subsections (1), (2) and (3) above. In making its determination, the Health Department shall consult with the Division of Building and Land Development as necessary.

6. A plat application which has been heard or scheduled for hearing by the Zoning and Subdivision Examiner but not approved or disapproved by the Council, prior to the effective date of this ordinance shall be considered by the Council as expeditiously as practicable. Hearing on such plats shall not, as a result of the provisions of this ordinance alone, be reopened unless further hearing is requested by a party to the proceedings and/or determined necessary by the Zoning and Subdivision Examiner.

NEW SECTION. SECTION 4. There is added to the King County Code, Chapter 13.24, a new section to read as follows:  
Approval of certain sewer and water district comprehensive plans.

1. The King County Council hereby approves those comprehensive plans not previously approved by the Council for the

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1 ordinance, a water system proposed as a means of serving a plat  
2 where such water is to be distributed by a city or county, water  
3 district or Class I water system which distributes water is  
4 adequate if prior to the preliminary plat approval:

5 (a) the plat is within a proposed water service area  
6 identified in a community plan adopted by the King County Council:  
7 Provided, That the Council may defer after public hearing consider  
8 ation of plats which have been identified by the Zoning and Sub-  
9 division Examiner as being inconsistent with community plans which  
10 which have been adopted by the applicable citizens community plan  
11 committee and referred to the County for adoption; or

12 (b) where not inconsistent with any applicable  
13 community plan water service area as described in subsection 2(a)  
14 above, the plat is within an area that can be served by an existin  
15 installed water facility as defined in subsection 4 below; or

16 (c) where not inconsistent with any applicable  
17 community plan water service area as described in subsection 2(a)  
18 above, within an area of public water service identified on  
19 "Exhibit B" to the ordinance, which is hereby incorporated by  
20 referencè; or

21 (d) where not inconsistent with any applicable  
22 community plan water service area as described in subsection 2(a)  
23 above, where water facilities are found necessary in order to  
24 protect the public health.

25 3. Subdivisions which receive preliminary plat approval  
26 by the Council after the effective date of this ordinance shall  
27 not receive final plat approval unless:

28 (a) the plat is within an area where a public sewer  
29 and/or water system to serve the plat is consistent with a sewer or  
30 water comprehensive plan approved by the King County Council pur-  
31 suant to K.C.C. 13.24 or by section 4 of this ordinance; and

32 (b) the plat is to be served by a water or sewer  
33 district, city or county, or Class I water system which has

sewer and water districts listed in Exhibits A and B to the extent said plans are not inconsistent with an adopted community plan and on condition that the board of commissioners for said districts provide to the King County Council Administrator-Clerk certification that said plan has been duly adopted by the district pursuant to state law.

2. The King County Council hereby approves that portion of any sewer or water district comprehensive plan, not previously approved, which will provide public sewer service or water service to areas within districts encompassing the criteria for plat approval under Section 2 or Section 3, Subsections 1, 2, and 4 on condition that the board of commissioners for said districts provide to the King County Council Administrator-Clerk certification that said plan has been duly adopted by the district pursuant to state law.

3. All sewer comprehensive plans affected by this section of the Ordinance shall also be subject to the County Sewerage General Plan, as amended by the County Council consistent with Motion No. 3221.

4. All sewer and water comprehensive plans affected by subsection 2 of this section shall be required to obtain approval by the Council pursuant to K.C.C. Chapter 13.24 for authorization of sewer and water service improvements beyond the limited areas authorized by subsection 2.

5. No right-of-way construction permits for sewer, or water facility construction shall be issued to the water or sewer

districts whose plans are approved in whole or part by Subsections 1 and 2 above, unless the Division of Real Property receives certification from the Division of Building and Land Development that such construction is consistent with said approval.

INTRODUCED AND READ for the first time this 19<sup>th</sup> day of December, 1977.

PASSED this 30<sup>th</sup> day of January, 1978.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Bernice Stern  
Chairman

ATTEST:

Deputy Clerk of the Council  
Deputy Clerk of the Council

APPROVED this 6<sup>th</sup> day of February, 1978.

[Signature]  
King County Executive

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1 EXHIBIT A

2 SEWER SERVICE AREAS determined by the Council to be  
3 urban in character, where sewer service is authorized pursuant  
4 to §§ 2, 3 and 4 of this ordinance.

5 The existing incorporated boundaries of the following  
6 entities represent areas of authorized public sewer service:

7  
8 Bryn Mawr - Lakeridge Sewer District

9 Des Moines Sewer District

10 City of Seattle Direct Service Extensions

11 Rainier Vista Sewer District

12 Ronald Sewer District

13 Sewer & Drainage District No. 3 (King County)

14 Sewer & Drainage District No. 4 (King County)

15 S.W. Suburban Sewer District

16 Val Vue Sewer District

17 Highlands Sewer District

18 Lakehaven Sewer District (subject to the  
19 conditions set forth in Ordinance No. 3484)

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1 EXHIBIT B

2 WATER SERVICE AREAS determined by the Council to be  
3 urban in character, where water service is authorized pursuant  
4 to §§ 2, 3 and 4 of this ordinance.

5 All areas within the existing incorporated boundaries  
6 of the following entities represent areas of authorized direct  
7 water service:

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9 Water District No. 4

10 Water District No. 14

11 Water District No. 20

12 Water District No. 24

13 Water District No. 25

14 Water District No. 38

15 Water District No. 42

16 Water District No. 43

17 Water District No. 45

18 Water District No. 49

19 Water District No. 54

20 Water District No. 56

21 Water District No. 57

22 Water District No. 61

23 Water District No. 63

24 Water District No. 69

25 Water District No. 75

26 Water District No. 77

27 Water District No. 83

28 Water District No. 85

29 Water District No. 88

30 Water District No. 124

31 City of Seattle Direct Service Extensions (consistent  
32 with Section 3(4) of this ordinance)

33 City of Tacoma Direct Service Extensions (consistent  
with Section 3(4) of this ordinance)