

May 30, 1979

Introduced by: Bernice Stern

Proposed Ordinance No. 79-584

ORDINANCE NO. 4308

AN ORDINANCE relating to subdivision, providing criteria for the adequacy of sewer and water systems for preliminary and final plat approval, amending Ordinance No. 3579, Section 2 and KCC 19.08.240; repealing Ordinance 3893, Section 1, Ordinance 3579, Section 3 and KCC 19.08.250; and adding new sections to KCC 19.08.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance #3579, Section 2 and KCC 19.08.240 are

each hereby amended to read as follows:

ADEQUACY OF PUBLIC SEWER AND WATER SUPPLY SYSTEMS FOR PRELIMINARY PLATS PREVIOUSLY APPROVED.

(a) For preliminary plats approved by the Council prior to the effective date of Ordinance #3579 public sewer or water to serve such plats are adequate and said plats are eligible for final plat approval if:

(1) the plat is within (~~an area of public sewer service identified on "Exhibit-A," attached to Ordinance No. 3579, copies of which are on file in the County Clerk's office, and/or within an area of water service identified on "Exhibit-B" also attached to Ordinance No. 3579,~~) a local service area identified in the Sewerage General Plan or served by existing installed facilities as described in subsection (c) of this section; or within an area identified in a community plan approved by the King County Council as an area to be served by public sewer or water systems; and

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1 (2) the plat is served by a district, municipality or
2 (~~Class-I~~) water (~~system~~) purveyor which has (~~indicated-by~~
3 ~~letter~~) certified its ability and intent to serve the proposed
4 plat; and

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

8 (b) The Division of Building and Land Development and the
9 Health Department shall review all such plats previously approved
10 and recommended to the Council disposition of such plats consistent
11 with the criteria of this section.

12 (c) A plat is deemed to be served by existing installed sewer
13 or water facilities when the plat: (1) can be served by connection
14 to a public sewer facility or connection to a water facility and
15 such facilities were installed or under construction prior to
16 December 1, 1977; or (2) is contained within a utility local improv-
17 ment district formed with facilities funded under contract prior to
18 the effective date of Ordinance No. 3579.

19 NEW SECTION. SECTION 2. There is added to KCC 19.08 a new
20 section to read as follows:

21 ADEQUACY OF PUBLIC SEWER SYSTEMS FOR FUTURE PRELIMINARY PLAT
22 DECISIONS.

23 (a) Subdivisions may receive preliminary plat approval if the
24 proposed sewage facilities are adequate. For preliminary plats,
25 a public sewer proposed as a means of serving a plat is adequate if:
26 (1) the plat is within a local service area identified in the County
27 Sewerage General Plan; and (2) based upon technical considerations,
28 the sewer system is adequate to transport and treat the sewage
29 generated by the proposed development.

30 (b) In making its recommendation to the Council on any plat,
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1 the Health Department shall consult with the Building and Land
2 Development Division as necessary and shall state the basis for
3 its determination of the adequacy of public sewer service.

4 NEW SECTION. SECTION 3. There is added to KCC 19.08 a new
5 section to read as follows:

6 ADEQUACY OF PUBLIC WATER SUPPLY SYSTEMS FOR FUTURE PRELIMI-
7 NARY PLAT DECISIONS.

8 (a) Subdivisions may receive preliminary approval if the
9 proposed water facilities are adequate. A public water supply
10 system proposed as a means of serving a plat is adequate if, based
11 upon technical considerations, the water system will meet water
12 quality, water quantity and fire flow requirements, and if:

13 (1) the plat is within a local service area identified
14 in the County Sewerage General Plan; or

15 (2) the plat is within the Shoreline, Highline, Federal
16 Way, or Northshore Community Planning Areas or is within a water
17 service area of an adopted Community Plan; or

18 (3) where not inconsistent with any applicable water
19 service area in an adopted community plan, or prior to the adop-
20 tion of a community plan, the plat is to be served by water
21 facilities which are part of a water comprehensive plan which has
22 received County approval pursuant to KCC 13.24 and such facilities
23 have the capacity to serve without new general purpose improvements
24 of pumping, storage, source, or transmission mains; or

25 (4) prior to the adoption of a community plan for the
26 area, where the applicant demonstrates to the Council that water
27 facilities to serve a commercial or industrial plat will have no
28 significant adverse impact on future community planning for the
29 area and are specifically approved by the County Council to serve
30 the commercial or industrial plat.

31 (b) In making its recommendation to the Council on any plat,
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1 the Health Department shall consult with the Building and Land
2 Development Division as necessary and shall state the basis for its
3 determination of the adequacy of public water service.

4 (c) The Council may defer approval or denial of plats which
5 have been identified by the Zoning and Subdivision Examiner as be-
6 ing inconsistent with community plans which have been adopted by the
7 applicable citizens community plan committees and referred to the
8 County for adoption.

9 NEW SECTION. SECTION 4. There is added to KCC 19.08 a new
10 section to read as follows:

11 ADEQUACY OF PUBLIC SEWER AND WATER SUPPLY SYSTEMS FOR FUTURE
12 FINAL PLAT DECISIONS.

13 Subdivisions which receive preliminary plat approval by the
14 Council after February 6, 1978, shall not receive final plat approv-
15 al unless:

16 (a) The plat is within an area where a public sewer and/or
17 water system to serve the plat is consistent with a sewer or water
18 comprehensive plan approved by King County pursuant to KCC 13.24;
19 and

20 (b) The plat is to be served by a water or sewer district,
21 city or county, or water purveyor which has certified its ability
22 and intent to serve the proposed plat; and

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

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SECTION 5. Ordinance No. 3893, Section 1; Ordinance No. 3579,

Section 3 and KCC 19.08.250 are each hereby repealed.

INTRODUCED AND READ for the first time this 23rd
day of April, 1979.

PASSED this 4th day of June, 1979.


KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chairman

ATTEST:

 DEPUTY
Clerk of the Council

APPROVED this 13th day of June, 1979.


King County Executive