

1 August 23, 1979

Introduced by: Pat Thorpe

2 Proposed No. 79-1111

3
4 ORDINANCE NO. **0004490**

5 AN ORDINANCE granting interim approval to the
6 Water District 121 Water Comprehensive Plan.

7 PREAMBLE:

8 On December 16, 1967, Water District 121 passed Resolution
9 No. 34 adopting a Water Comprehensive Plan for the district.

10 The area which Water District 121 serves (East Sammamish
11 Plateau) is presently the subject of a Community Planning
12 Process.

13 Prior to the adoption of the East Sammamish Communities
14 Plan, it would be unreasonable to expect Water District
15 121 to prepare a new Comprehensive Plan.

16 As required by KCC 13.24, the Utilities Technical Review
17 Committee reviewed the Comprehensive Plan and on August
18 22, 1979 recommended its interim approval.

19 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

20 SECTION 1. The Water District 121 Water Comprehensive Plan
21 as adopted by district Resolution No. 34 (attached) is hereby
22 granted interim approval only to the extent that the facilities
23 provided for by the comprehensive plan have been constructed or
24 installed. This approval shall be valid for a period not to
25 exceed twelve months after the adoption of the East Sammamish
26 Communities Plan by the King County Council.

27 SECTION 2. The Utilities Technical Review Committee is here-
28 by authorized to review and approve, on a case by case basis,
29 facilities which are shown or provided for in the Water District
30 121 Water Comprehensive Plan described in Section 1 of this
31 Ordinance, but which are not approved by Section 1 of this
Ordinance. Any such approvals shall be limited to:

a. New significant general purpose facilities consistent
with the provisions of KCC 13.24.050; and

b. Other facilities which are necessary to serve:

(1) existing or permitted uses, or

1 (2) plats, short plats, or planned unit developments
2 which have received preliminary approval consistent with the
3 criteria of Ordinance No. 4308, Section 3.

4 SECTION 3. Any subsequent amendments to the Water District
5 121 Comprehensive Plan, prior to the adoption of the East
6 Sammamish Communities Plan will be considered by King County
7 pursuant to the provisions of KCC 13.24.

8 INTRODUCED AND READ for the first time this 27th day of
9 August, 1979.

10 PASSED this 17th day of September, 1979.
11 KING COUNTY COUNCIL
12 KING COUNTY, WASHINGTON

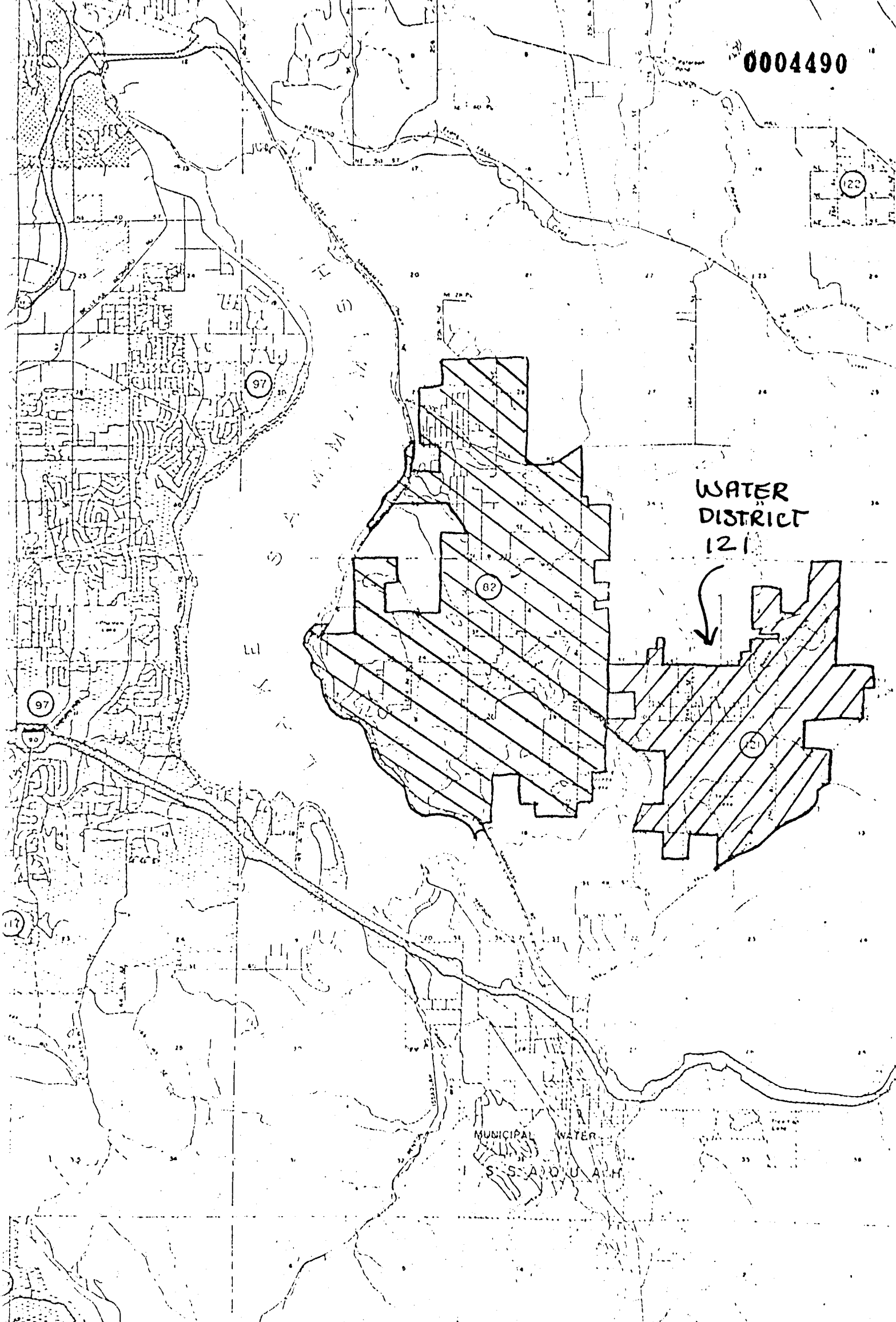
13 Ruby Chow
14 Chairman

15 ATTEST:
16
17 Janice M. Owens
18 DEPUTY Clerk of the Council

19 APPROVED this 20th day of September, 1979.

20
21
22 [Signature]
23 King County Executive

0004490



WATER DISTRICT 121

MUNICIPAL WATER
S. S. A. O. U. A. H.

R6E

3

WATER DISTRICTS

CARTOGRAPHER JAMES P. BERTINE

11/73

DATE:

PROPOSED ORDINANCE NO. 79-1111 DISTRICT NAME Water District 121

TYPE OF SERVICE XX WATER SEWER

PROPOSED ACTION: Grants interim approval to the extent facilities have been constructed. Approval valid for 12 months after adoption of East Sammamish Communities Plan. UTRC authorized to review and approve facilities not approved by this interim approval on a case by case basis for facilities shown on the plan. Approval by the UTRC is limited to significant general purpose facilities consistent with KCC 13.24.050; other facilities necessary to serve existing or permitted uses; or plats, short plats, or PUD's which have received preliminary approval consistent with criteria found in Section 3 of O.4308. Any subsequent amendments to the plan will be considered by the County consistent with KCC 13.24.

--This approval would give the district time to update the plan completed in 1967. Same approval is recommended for Water Districts 82 and 19.

ASSOCIATED ACTIONS: Annexation Franchise

Plat/short plats Plan amendments Additions & betterments Building Permit Enforcement Action Other:

PUBLIC HEARINGS: Regular Council hearing will be scheduled after GMC meeting

LOCATION: Beaver Lake area north of the Issaquah-Fall City Road

SIZE OF AREA: Unknown COUNCIL DISTRICT 6

EXISTING ZONING AND LAND USE:

SR,RS15000; low density residential, undeveloped; proposed for G-5 by the Sammamish Communities Plan.

COMPLIES WITH:

Relationship to County Comprehensive Plan:

County Sewerage General Plan:

XX Community Plan: Sammamish Communities Plan completed and awaiting Council review and approval.

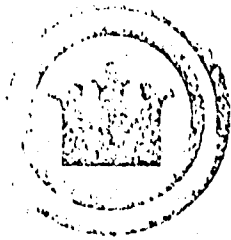
SEPA:

Health Problems:

Safety Problems:

RECOMMENDATION: XX UTRC OTHER:

Recommends interim approval



John D. Spellman

County Executive

King County Courthouse
Seattle, Washington 98104
(206) 344-4040

0004490

August 29, 1979

The Honorable Ruby Chow
Chairman, King County Council
B U I L D I N G

Dear Councilwoman Chow:

Attached for Council consideration are three proposed Ordinances granting interim approval to the Water District 19, 82, and 121 Comprehensive Plans. These districts provide service to parts of Vashon Island and the East Sammamish Plateau where Community Plans have not yet been adopted. In the meantime, state law requires that King County hold a public hearing on these water plans prior to September 7, 1979.

The Utilities Technical Review Committee has recommended that these interim approvals be granted. If you have any questions regarding these Ordinances, please contact Irv Berteig at 344-7970.

Sincerely,

John D. Spellman
County Executive

JDS:mt
Attachments

- EXECUTIVE COVER LETTER
- BACKGROUND
- MAP
- ORDINANCE
- DISTRICT RESOLUTION

79-1111
79-1113
79-1114

WATER DISTRICT NO. 121
OF KING COUNTY, WASHINGTON

RESOLUTION NO. 34

A RESOLUTION of the Board of Commissioners of Water District No. 121, of King County, Washington adopting a comprehensive plan of water supply and distribution for the District, fixing the estimated cost of said plan, and calling a special election for the submission of a proposition to the qualified electors of the District for the issuance of water revenue bonds of the District in the principal sum of not to exceed Nine Hundred and Seventy Five Thousand Dollars for the purpose of providing funds to pay the cost of carrying out such comprehensive plan.

WHEREAS, the Board of Commissioners (hereinafter called the "Board") of Water District No. 121 of King County, Washington (hereinafter called the "District") have, as required by law, investigated the several portions and sections of the District for the purpose of determining the present and future needs of the District in regard to a water supply, and have examined, investigated, determined and selected a water supply for the District suitable and adequate for the present and future needs thereof; have considered and determined a general system or plan for acquiring such water supply and the lands, water, water rights, and easements necessary therefor for storage of the same, and of installation of water pipes, pipelines, mains and laterals to convey the same throughout the District and for the installation of necessary fire hydrants at suitable places throughout the District and have determined the method of distributing the cost and expenses thereof against the District and against a Utility Local Improvement District or Districts, if formed, within the District for purposes authorized by law; and

have determined the part of the cost and expenses thereof to be paid from revenue bonds as provided by law, NOW, THEREFORE,

BE IT RESOLVED, by the Board of Commissioners of Water District No. 121 of King County, Washington as follows:

I. THE WATER SYSTEM

That the following comprehensive plan of water supply and distribution for the District be and the same is hereby adopted, to-wit:

A. Acquisition of the Existing Water System

The District shall acquire the existing water system within the District including the source of supply, storage facilities, and distribution system as described herein.

1. Supply

The District shall acquire the existing well and site located in the northeast quarter (NE 1/4), northwest quarter (NW 1/4), southeast quarter (SE 1/4), northeast quarter (NE 1/4), Section 10, Township 24 North, Range 6 East, W.M., except North and West 30 feet thereof and mineral reservations, said site containing approximately 2 1/2 acres, together with the existing pump, controls, switches, valves, fittings and appurtenances.

2. Storage Facilities

The District shall acquire the existing waterstand pipe and foundation located adjacent to the existing well, together with the existing valves, fittings and appurtenances.

3. Distribution System

The District shall acquire the distribution lines, mains and laterals now on, in, along and over the following described streets, avenues, roads, places and easements:

<u>Size of Pipe</u>	<u>Location</u>	<u>From - To</u>
8"	S.E. 30th	244th Ave. S.E. easterly to 252nd Ave. S.E., 2,650 feet.
4"	245th Place S.E.	S.E. 30th northerly to Cul de Sac 535 feet.
4"	247th S.E.	S.E. 30th northerly to S.E. 28th Place, 465 feet.
4"	S.E. 28th Place	247th Ave. S.E. easterly to Cul de Sac, 370 feet.
4"	245th S.E.	S.E. 30th southerly to Cul de Sac, 490 feet.
4"	247th Ave. S.E.	S.E. 30th southerly to S.E. 32nd, 635 feet.
4"	S.E. 31st Place	246th Ave. S.E. easterly to Cul de Sac, 190 feet.
4"	249th Ave. S.E.	S.E. 39th southerly to Cul de Sac, 510 feet.
4"	251st Ave. S.E.	S.E. 30th southerly to S.E. 32nd, 640 feet.
4"	S.E. 31st Place	251st Ave. S.E. westerly to Cul de Sac, 340 feet.
6"	S.E. 32nd	Issaquah-Pine Lake Rd. easterly to 244th Ave. S.E., 3,521 feet.
6"	S.E. 30th	238th Ave. S.E. easterly to 244th Ave. S.E. 1,940 feet (948 feet of 6"-the remaining is 4" and constitute that portion of the next enumerated line which immediately follows).
4"	S.E. 30th	238th Ave. S.E. easterly to 244th Ave. S.E. 1,940 feet (first 948 feet was 6" line, the remaining portion being 4" line).

<u>Size of Pipe</u>	<u>Location</u>	<u>From - To</u>
4"	238th Ave. S.E.	S.E. 32nd northerly to end of the road, 1,219 feet.
6"	241st Ave. S.E.	S.E. 32nd northerly to S.E. 28th, 1,290 feet (the first 1,175 feet being made of 6" pipe, the remaining portion being 115 feet of 4" pipe).
4"	241st Ave. S.E.	S.E. 32nd northerly to S.E. 28th 1,290 feet (the latter portion being composed of 115 feet of 4" line after the extension of 1,175 feet of 6" line).
4"	S.E. 28th	241st Ave. S.E. easterly to the end of the road, 316 feet.

B. Construction of Additional Water System Facilities

The District shall acquire, construct or otherwise provide additional water system facilities as the growth of the District demands, facilities being such as follows:

1. Supply

The District shall acquire, construct or provide for a supply of water from a future well or wells situated in the following described locations:

- a. New well (#2) located approximately 1,056 feet east and 264 feet south of the intersection of the center lines of S.E. 30th Street and 251st Ave. S.E.
- b. New well (#3) located approximately 528 feet southeast and 264 feet northeast of the intersection of the center lines of S.E. 32nd Street and Issaquah-Pine Lake Road.

- c. New well (#4) located approximately at a point found by commencing at the S.W. corner of Section 3, Township 24 North, Range 6 East, W.M. and proceeding 3432 feet easterly on south line of Section 3, then 1,056 feet northerly, then 528 feet easterly.

The District shall acquire, construct or otherwise provide, at each well such pump house or houses, pumping equipment and all other machinery and equipment necessary for the operation of the facility, and shall connect the source or sources of water supply to the water distribution system hereafter described.

The District shall acquire, construct or otherwise provide for the purification of the water supply with chlorination equipment, sedimentation, aeration or filtration tanks and equipment, and other appurtenances as may be necessary for a potable water supply.

2. Storage Facilities

The District shall acquire, construct or provide for storage facilities consisting of both standpipe storage and ground reservoir tank storage comprising the following described facilities:

- a. Tank site No. 1. Acquire approximately one acre of land and construct one 750,000 gallon standpipe storage facility located approximately at a point found by commencing at the S.W. corner of Section 36, Township 25 North, Range 6 E., W.M. and proceeding 2,112 feet northerly on West line of Section 36, then easterly 792 feet.
- b. Tank site No. 2. Acquire approximately one acre of land and construct one 750,000 gallon standpipe storage located approximately at a

point found by commencing at the South 1/4 corner of Section 15, Township 24 North, Range 6 E., W.M. and proceeding 1,320 feet northerly on Issaquah-Pine Lake Road then westerly 1,320 feet.

The District shall acquire, construct or otherwise provide such additional storage facilities as will be necessary as well as those described above, all with such necessary valves, fittings and appurtenances as will be required to properly maintain and operate said facilities.

The District shall acquire, construct or otherwise provide such pipelines as are required to connect the storage standpipes and reservoirs to the supply and distribution system as hereinafter described.

3. Distribution System:

The District shall acquire, construct or otherwise provide distribution lines, mains and laterals of pipe of the approximate following size on, in, along and over the following described streets, roads, avenues, places and easements:

<u>Size of Pipe</u>	<u>Location</u>	<u>From - To</u>
8"	Beaver Lake Road	264 Place S.E. to 256 Ave. S.E.
8"	Easement on N. line	From 256th Ave. S.E. to West line S. 1/2, S. 1/2, Sec. of said Section 11, T. 24 N, R 6 E, W.M.

<u>Size of Pipe</u>	<u>Location</u>	<u>From - To</u>
8"	Easement on W line Sec. 11, T 24 N., R 6 E, W.M.	From north line South 1/2, South 1/2, Section 11, to S.W. corner Sec. 11
8"	Easement on S. line Sec. 10, T 24 N., R 6 E, W.M.	From S.W. corner Sec. 11 to Issaquah-Pine Lake Road.
6"	Easement on 238th Ave. S.E. (extended)	From S.E. 24th Street to South 1000 feet to existing W.M.
8"	S.E. 24th St.	From 238th Avenue S.E. (extended) to North Beaver Lake Road.
6"	Easement	From S.E. 24th Street 970 feet East from 238th Ave. S.E. (extended) to South 500 feet to existing W.M.
8"	N. Beaver Lake Rd.	From S.E. 24th Street to West Line Sec. 1 on North Beaver Lake Road.
6"	Easement	From East End of S.E. 24th Street to around S.W. End of Beaver Lake to S.E. 30th Street and 251st Avenue S
8"	Easement around N. end of Beaver Lake.	From end of North Beaver Lake Road to Beaver Lake Road.
8"	Beaver Lake Rd.	From N. end of Beaver Lake Rd. to S.E. 30th Street (extended)
8"	Easement, S.E. 30th Street (extended)	From Beaver Lake Rd. to 251st Ave. S.E.
6"	S.E. 32nd St.	From 256th Ave. S.E. to 244th Ave. S.E.
8"	244th Ave. S.E.	From S.E. 32nd Street to S.E. 30th St.
8"	Easement along 244th Ave. S.E. (extended)	From S.E. 30th St. and 244th Ave. S.E. to S.E. 24th Street
8"	Easement along future S.E. 28th Street	From 244th Avenue S.E. to 241st Ave S.E.

All of the area not now platted and within the boundary of the District shall be served in the manner described in this comprehensive plan after the area is platted; and extensions and additions to the water supply and distribution system herein

described shall be acquired, constructed or otherwise provided, on, in, along and over the newly platted streets and ways of said unplatted area.

The District shall acquire, construct or otherwise provide fire hydrants throughout the District as required for Class A classifications in a populated area and where feasible.

Said lines, mains and laterals and all hydrants shall be installed with all valves, fittings and other necessary auxiliary equipment commonly used or required for a complete water supply system.

4. Supply Mains

The District shall acquire, construct or otherwise provide supply mains and laterals of pipe, complete with all valves, fittings and other necessary auxiliary equipment, of the approximate following size on, in, along or over the following described routes, streets, avenues, roads, places and easements in King County, Washington, to-wit:

<u>Size of Pipe</u>	<u>Location</u>	<u>From - To</u>
12"	256 Ave. S.E.	From N line S 1/2, S 1/2 Sec. II, T 24 N, R 6 E, W.M. to Beaver Lake Road
16"	Issaquah-Pine Lk. Road	From South line of said Sec. 10 to North line South 1/2, South 1/2 Sec. 15, T 24 N, R 6 E, W.M.
12"	Issaquah-Pine Lk. Road	From South line of said Sec. 10 to East line West 1/2, West 1/2, Sec.

<u>Size of Pipe</u>	<u>Location</u>	<u>From - To</u>
12"	Easement-East line of West 1/2, West 1/2, Sec. 10 T. 24 N, R 6 E, W.M.	From Issaquah-Pine Lake Road to S. 24th Street.
12"	S.E. 24th Street	From East line of West 1/2, West 1/2 of said Sec. 10 to 238th Ave. S.E. (extended)
12"	Easement-238th Ave. S.E. (extended)	From S.E. 24th Street to North 1000 feet to New Well No. 4
12"	Easement-West line Sec. 1, T 24 N, R 6 E, W.M.	From North Beaver Lake Road to a point 2100 feet North of S.W. corner of Sec. 36.
12"	Easement-Sec. 36	From West line of Sec. 36, 2100 feet North of South Section line to Storage Tank site.
12"	Beaver Lake Road	From S.E. 30th Street (extended) to S.E. 32nd Street.

The District shall acquire all real and personal property, or interests therein, rights-of-way, easements, franchises and water rights necessary for the construction and installation of said improvements and shall enter into such contracts as may be deemed necessary to provide an adequate supply of water for the District needs.

5. Engineers' Plans and Changes

The above-described comprehensive plan of water supply and distribution is all as more particularly set forth in maps, plans, specifications and reports prepared by Minish, Webb & Associates, consulting engineers, of Seattle, Washington, and now on file with the Board.

It is part of this comprehensive plan that the Board shall, in the acquisition or construction of or providing for said system, make such changes in the type, location and sizes of pipe or in

any other details of the above-described plan or scheme which shall, prior to or in the course of actual construction, be found to be necessary and desirable so long as the same do not substantially affect or change the intent of said plan as hereinbefore set forth or substantially change the service to be rendered thereby.

6. Estimated Cost

The estimated cost of the construction and installation of the above-described plan of water supply and distribution for the District, including all general, engineering, legal and other expenses incidental thereto is hereby fixed, as near as may be, to be the sum of \$975,000 which sum shall be provided from the sale of revenue bonds of the District, for which provision is hereinafter made.

7. Water Distribution Lines and other Facilities Installed by Property Owners

It is part of this comprehensive plan that if the owners of the undeveloped property within the District construct and install water distribution lines and supply, storage and treatment facilities and appurtenances as described in paragraph B.1 through 4 above in connection with the construction of residences and the developments of the residential areas within and throughout the District in accordance with the requirements of this comprehensive plan and particularly the plans and specifications referred to in paragraph

5 hereof and under the supervision of the District engineers, then the District may purchase or otherwise acquire such lines and facilities from the property owners and pay a price therefor as follows:

- a. The actual cost of the permanent water distribution lines with appurtenances as actually installed, less the estimated cost of constructing and installing an equivalent length of 6" water line with appurtenances;
- b. The actual cost of permanent supply lines not having services directly connected thereto;
- c. The actual cost of all permanent supply facilities, including but not limited to wells, lake pump stations, standpipes and all other storage facilities and appurtenances thereto; and
- d. The actual cost of all permanent water treatment and chlorination facilities and appurtenances thereto.

The term "actual cost", as used herein, shall include and be limited to normal construction costs, taxes, engineering and legal expenses and overhead, all of which shall be approved and certified to the Board by its engineer and shall be approved by the Board.

It is further a part of this comprehensive plan that the District may operate the distribution

lines and facilities constituting a water system within the District, or portions thereof, so constructed and installed by the property owners as aforesaid, prior to acquiring title thereto, without payment of any rental or service charges of any kind to said property owners, with the District to receive and retain all revenues therefrom and pay all expenses of operation and maintenance thereof.

II. FINANCING COST OF COMPREHENSIVE PLAN

It is a part of this comprehensive plan that revenue bonds of the District be issued in the principal sum of not to exceed \$975,000. Said bonds shall be issued in such amounts and at such time or times as the Board shall find necessary, shall bear interest at an effective rate over their life at a rate not to exceed the maximum rate allowed by law per annum payable semi-annually, and shall mature in not more than 30 years from date of issue. Both principal of and interest on said bonds shall be paid from the gross revenue of the water supply and distribution system, and all additions and improvements thereto (which may include a sanitary sewage collection and disposal system if the same is ever acquired, constructed and installed by the District and is combined by the Board with such water supply and distribution system as a mutual water and sewer system) and from assessments, if any, as hereinafter provided. The exact date, form, terms, maturities and covenants of said bonds shall be as hereafter fixed by resolution or resolutions of the Board.

It is a further part of this comprehensive plan that all of the land within the District which will be specially benefited by the acquisition, construction and installation of the water supply and distribution system provided for herein including all additions and improvements thereto may be included in one or more utility local improvement districts, and assessments

may be levied in each such district or districts in amounts not greater than the benefits received by each lot, tract or parcel of land therein by virtue of the acquisition, construction and installation of such system and improvements. All of the assessments levied in any such utility local improvement district or districts shall be paid as collected into the proper revenue bond redemption fund or funds as shall be created hereafter by the Board and as shall be provided by such Board, and shall be applied solely to the payment of the principal of and interest on the revenue bonds which are made payable out of the respective revenue bond redemption funds into which such assessments are required to be paid.

In the event the District ever acquires, constructs or installs a sanitary sewage collection and disposal system the Board may combine the same with the District's water system as a mutual water and sewer system; in such event the revenue bonds provided for herein, either when issued or outstanding, shall then be payable out of such utility local improvement district assessments as may be properly applied and pledged to such payments.

III. SPECIAL ELECTION

It is hereby found and declared that an emergency exists, and a special election is hereby called to be held within the District and on the 23rd day of January, 1968, to submit the proposition hereafter set forth to the qualified electors of the District. The King County Auditor, as ex officio supervisor of all elections, held in King County, is hereby requested to also find the

existence of such emergency and to call and conduct such special election to be held within the District on said date. The Secretary of the Board is hereby authorized and directed to deliver a certified copy of this resolution to the King County Auditor and to certify said proposition to him in the form of the following ballot title:

PROPOSITION
WATER DISTRICT NO. 121 REVENUE BONDS

Shall Water District No. 121 of King County, Washington, for the purpose of providing funds to pay the cost of carrying out a comprehensive plan for a water supply system as provided by Resolution No. 34 adopted the 6th day of December, 1967, by the Board of Commissioners, issue its revenue bonds in the principal sum of \$975,000, such bonds to bear interest at an effective rate of not to exceed the ^{maximum rate allowed by law} per annum payable semi-annually, and to mature in not more than 30 years from date of issue, all as more fully set forth in said resolution.

BONDS, YES

BONDS, NO

The King County Auditor is hereby authorized and requested to combine the voting precincts wholly or partly within the District as one voting precinct, if necessary, and to fix the polling place or places for said election.

The polls at said election shall be open from 8:00 o'clock a.m. to 8:00 p.m.

PASSED BY THE BOARD OF WATER COMMISSIONERS OF WATER DISTRICT NO. 121 OF KING COUNTY, WASHINGTON, this 6 day of December, 1967.

ATTEST:

Benny F. Owen
Secretary and Commissioner

Elmer L. Colingham
President and Commissioner

W. H. Housley
Commissioner

Benny F. Owen
Commissioner