

ORDINANCE NO. **5127**

1 AN ORDINANCE sustaining the appeal of the Zoning and  
2 Subdivision Examiner's recommendation upon the applica-  
3 tion for approval of the Preliminary Plat of COUNTRY  
4 KNOLLS, designated Building and Land Development  
5 File No. 580-2.

6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

7 SECTION 1. The findings contained in the report of the Zoning and  
8 Subdivision Examiner dated June 20, 1980 which was filed with the Clerk of  
9 the Council on July 7, 1980, to approve in part, subject to conditions, the  
10 application for Preliminary Plat of COUNTRY KNOLLS, designated Building and  
11 Land Development Division File No. 580-2, are hereby adopted with the  
12 following revised findings:

- 13 10A. Criteria A for boundary adjustments cannot be met. The  
14 site can be served by a gravity line that goes away from  
15 the existing Local Service Area, not into it. A lift  
16 station would be necessary to bring the sewage into the  
17 Local Service Area. However, the portion of the site which  
18 is in the Local Service Area can be served by a gravity  
19 line only if that line were to go to the Sammamish inter-  
20 ceptor. A lift station would also be necessary to connect  
21 the portion of the site which is in the Local Service Area  
22 to the sewer system that already exists in the Local  
23 Service Area. Clearly the Sewerage General Plan did not  
24 contemplate this problem. Since the topography of the site  
25 is such that the portion in the Local Service Area would be  
26 served by a system that could also serve the non-LSA portion  
27 without any significant additional sewerage facilities, there  
28 is no reason to approve only part of the site for development.
- 29 10B. The Northshore Community Plan and the zoning clearly con-  
30 templated development of the site at the density proposed.  
31 However, the soils conditions do not permit such development  
32 Therefore, the densities permitted by the Northshore Community  
33 Plan can only be achieved with sewers.

1 10C. The Sewerage General Plan, in Criteria A for LSA  
2 adjustments, indicates a preference for gravity sewers.  
3 Apparently this emphasis is based on the cost efficiencies  
4 usually associated with gravity systems. However, there is  
5 some question in this case as to whether a lift station  
6 might be more cost effective.

7 12. A letter dated April 18, 1980 from Robert Hirsch of METRO  
8 to the applicant's representative, Subdivision Management,  
9 Inc. indicates that an overload condition exists with regard  
10 to the Kenmore Pumping Station, and that necessary improve-  
11 ments are not imminent although they are planned. The  
12 applicant asserted at public hearing that necessary improve-  
13 ments would occur. He further asserted that METRO could  
14 never assure that an existing LSA would be completely service-  
15 able or not serviceable.

16 METRO is under contract with the various sewer districts in  
17 King County to treat whatever sewage is collected. If the  
18 site were completely within an LSA, the ability of METRO to  
19 treat the sewage that would be generated by a proposed  
20 development would not be an issue unless METRO itself raised  
21 the issue. METRO has not commented adversely to this pro-  
22 posal, and in fact has indicated no concern. (Item D-13 of  
23 the Division's Environmental Assessment)

24 SECTION 2. The conclusions contained in the report of the Zoning and  
25 Subdivision Examiner's report dated June 20, 1980 are adopted with the  
26 following revised conclusions.

27 3. The proposal does not meet Criteria A and B for LSA boundary  
28 adjustments. However, these criteria should be waived for this  
29 proposal only, based on the revised findings regarding these  
30 criteria. Criteria F can be met by an appropriate design.

31 SECTION 3. The King County Council finds that the recommendation of the  
32 Zoning and Subdivision Examiner should be revised based on the conclusion  
33 that Criteria A and B for LSA boundary adjustments should be waived for this

1 proposal.

2 SECTION 4. The King County Council does hereby approve the Preliminary  
3 Plat of COUNTRY KNOLLS subject to the following conditions:

- 4 1. The applicant shall work with the Sewer District #104  
5 to determine whether a gravity line to the Sammamish  
6 Interceptor or a lift station into the existing ISA is  
7 more cost efficient. The Sewer District shall be the  
8 final authority in this matter.
- 9 2. If it is determined that a gravity line to the Sammamish  
10 Interceptor is the preferable way to sewer the property,  
11 then the applicant shall provide a line separate from that  
12 now serving the Ste. Michelle Winery, and the line shall  
13 be sized to serve only the Country Knolls property.
- 14 3. The property shall be developed in phases over a two year  
15 period with no more than 50 units to be constructed prior  
16 to October 1, 1981.
- 17 4. No more than four dwelling units shall be attached in any  
18 cluster.
- 19 5. Conditions 1 - 25 as recommended in the Building and Land  
20 Development Division's report on this case.

21 INTRODUCED AND READ for the first time this 7th day of  
22 April, 1980.

23 PASSED this 29th day of September, 1980.

24 KING COUNTY COUNCIL  
25 KING COUNTY, WASHINGTON

26 ATTEST:

27 Dorothy M. Owens  
28 DEPUTY Clerk of the Council

Bill Reams

29 APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 1980,

30 ~~DEFERRED EXECUTED WITHOUT~~  
31 COUNTY EXECUTIVE'S SIGNATURE  
32 DATED: 10/9/80

33 \_\_\_\_\_  
King County Executive