

ORDINANCE NO. 5426

AN ORDINANCE approving the Water Comprehensive Plan for the Cherokee Bay Park Community Club.

PREAMBLE:

On November 27, 1979, the Cherokee Bay Park Community Club Board of Directors adopted Resolution No. 1-79, which provided for levying a special assessment for development of a water system.

On April 10, 1980, the Cherokee Bay Community Club Board of Directors accepted its comprehensive plan for water source, storage and booster pumps.

On November 13, 1979, the proposed plan was submitted to the Utilities Technical Review Committee for review, as required by KCC Chapter 13.24.

In reviewing the proposed plan for State Environmental Policy Act (SEPA) compliance, the responsible official determined that an approved water comprehensive plan would cause a significant increase in building activity and requested the Club to submit additional information on the ability of the streets and drainage system to accommodate the increased traffic and surface water runoff.

On March 16, 1981, an agreement was signed between the Director of the Department of Planning and Community Development and the Cherokee Bay Community Club Board of Directors that outlines the timing and improvements to the Club's street and drainage system.

On April 3, 1981 King County filed a Final Declaration of Non-Significance for the approval of the proposed plan.

On June 3, 1980, the Utilities Technical Review Committee recommended that the plan be approved, subject to a number of conditions, and after making the following findings:

1. The proposed water system is to consist of two wells, two booster pumps, a 215,000 gallon underground storage tank, an emergency power generator, and a nearly completed distribution system of eight and six inch lines with fire hydrants.
2. The design of the proposed water system has been based on a number of assumptions that are either invalid or unknown.
3. Water rights have not been granted by the Washington State Department of Ecology.
4. Water District 94 wishes to be operationally separate from Cherokee Bay Park and will not agree to the intertie and the 86 gallons per minute emergency demand expected by the Club.
5. Design capacity to serve 825 residences under-estimates by 85 the potential number of residences that the Committee calculates for the service area.

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2 6. Cost of completing the water distribution system and fire
hydrants was not included in the Club's estimated funding needs.

3 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

4 SECTION 1. The comprehensive plan for water source, storage and
5 booster pumps for the Cherokee Bay Park Community Club, dated April 1980
6 (attached) is hereby approved, subject to the following conditions:

7 1. The system shall be redesigned to a service capacity of at
8 least 910 connection.

9 2. Standby storage shall be recomputed without assuming a water
10 supply from Water District 94.

11 3. Equalizing storage shall be recomputed for a service of at
12 least 910 connections.

13 4. Water rights shall be obtained from the Washington State Department
14 of Ecology and shall be sufficient to satisfy the service and storage
15 requirements of this ordinance.

16 5. The auxiliary power system shall be installed and become
17 operational.

18 6. Completion of the system of water mains and fire hydrants as
19 shown on Exhibit B (attached) shall be accomplished in a timely manner.

20 SECTION 2. The Cherokee Bay Community Club shall seek annexation
21 to, or form a public water district to upgrade the water system in the
22 event the community club is not able to carry out the improvements
23 approved in Section 1 of this ordinance by April 30, 1982. The Community Club
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1 may request an additional six month extension from the Department of
2 Planning and Community Development, Building and Land Development
3 Division.

4 INTRODUCED AND READ for the first time this 13th day of

5 April, 19 81.

6 PASSED this 27th day of April, 19 81.

7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9 Bill Ream
10 VICE Chairman

11 ATTEST:

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13 Janeth M. Rasmussen
14 Clerk of the Council

DEPUTY

15 APPROVED this 6th day of May, 19 81.

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17 Bob Dooling
18 County Executive