

ORDINANCE NO. 6960

1 AN ORDINANCE approving the application for  
2 the Preliminary Plat of Country Knolls  
3 (File No. 580-2) in part, subject to  
4 conditions and amending Ordinance 5127 to  
recognize the development is in a Local  
Service Area.

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 SECTION 1. Section 1 of Ordinance 5127 is amended to read  
7 as follows:

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

14 ((19A: Criteria-A-for-boundary-adjustments-cannot-be-met.  
15 The-site-can-be-served-by-a-gravity-line-that-goes  
16 away-from-the-existing-Local-Service-Area,-not-into  
17 it.--A-lift-station-would-be-necessary-to-bring-the  
18 sewage-into-the-Local-Service-Area.--However,-the  
19 portion-of-the-site-which-is-in-the-Local-Service  
20 Area-can-be-served-by-a-gravity-line-only-if-that  
21 line-were-to-go-to-the-Sammamish-interceptor.--A  
22 lift-station-would-also-be-necessary-to-connect-the  
23 portion-of-the-site-which-is-in-the-Local-Service  
24 Area-to-the-sewer-system-that-already-exists-in-  
25 the-Local-Service-Area.--Clearly,-the-Sewerage  
26 General-Plan-did-not-contemplate-this-problem.  
27 Since-the-topography-of-the-site-is-such-that-the  
28 portion-in-the-Local-Service-Area-would-be-served  
29 by-a-system-that-could-also-serve-the-non-LSA  
30 portion-without-any-significant-additional-sewerage  
31  
32  
33

1 facilities, -there-is-no-reason-to-approve-only-part  
2 of-the-site-for-development.

3 10B- The-Northshore-Community-Plan-and-the-zoning-clearly  
4 contemplated-development-of-the-site-at-the-density  
5 proposed,--However,-the-soils-conditions-do-not  
6 permit-such-development,--Therefore,-the-densities  
7 permitted-by-the-Northshore-Community-Plan-can-only  
8 be-achieved-with-sewers.

9 10G- The-Sewerage-General-Plan,-in-Criteria-A-for-LSA  
10 adjustments,-indicates-a-preference-for-gravity  
11 sewers.--Apparently-this-emphasis-is-based-on-the  
12 cost-efficiencies-usually-associated-with-gravity  
13 systems,--However,-there-is-some-question-in-this  
14 case-as-to-whether-a-lift-station-might-be-more-cost  
15 effective.

16 12- A-letter-dated-April-18,-1980-from-Robert-Hirsh-of  
17 METRO-to-the-applicant's-representative,-Subdivision  
18 Management,-Inc,-indicates-that-an-overload  
19 condition-exists-with-regard-to-the-Kenmore-Pumping  
20 Station,-and-that-necessary-improvements-are-not  
21 imminent-although-they-are-planned,--The-applicant  
22 asserted-at-public-hearing-that-necessary  
23 improvements-would-occur,--He-further-asserted-that-  
24 METRO-could-never-assure-that-an-existing-LSA-would  
25 be-completely-serviceable-or-not-serviceable.  
26 METRO-is-under-contract-with-the-various-sewer  
27 districts-in-King-County-to-treat-whatever-sewage  
28 is-collected,--If-the-site-were-completely-within  
29 an-LSA,-the-ability-of-METRO-to-treat-the-sewage  
30 that-would-be-generated-by-a-proposed-development  
31 would-not-be-an-issue-unless-METRO-itself-raised  
32 the-issue,--METRO-has-not-commented-adversely-to  
33

1           ~~this proposal, and in fact has indicated no concern~~  
 2           ~~(Item D-13 of the Division's Environmental~~  
 3           ~~Assessment), )~~

4           exception of Findings 8 through 15 which are deleted and with  
 5           the following additional finding:

6           The subject property has been placed totally within the  
 7           Local Service Area through a revision to the Northshore  
 8           Community Plan, therefore an LSA boundary adjustment is not  
 9           needed.

10           SECTION 2. Section 2 of Ordinance 5127 is amended as  
 11           follows:

12           The conclusions contained in the report of the Zoning and  
 13           Subdivision Examiner's report dated June 20, 1980 are adopted  
 14           with the ~~(following revised conclusions),~~

15           ~~{3. The proposal does not meet Criteria A and B for LSA~~  
 16           ~~boundary adjustments. -- However, these criteria~~  
 17           ~~should be waived for this proposal only, based on~~  
 18           ~~the revised findings regarding these criteria.~~  
 19           ~~Criteria F can be met by an appropriate design+}~~

20           exception of conclusions 3 and 4, which no longer apply as  
 21           indicated in the revised findings.

22           SECTION 3. Section 4 of Ordinance 5127 is revised as  
 23           follows:

24           The King County Council does hereby approve the Preliminary  
 25           Plat of COUNTRY KNOLLS subject to the following conditions:

26           1. ~~The applicant shall work with the Sewer District #104~~  
 27           ~~to determine whether a gravity line to the Sammamish~~  
 28           ~~interceptor or a lift station into the existing LSA is~~  
 29           ~~more cost efficient. -- The Sewer District shall be the~~  
 30           ~~final authority in this matter.~~

31           2. ~~If it is determined that a gravity line to the~~  
 32  
 33

~~Sammamish-interceptor-is-the-preferable-way-to-sewer  
the-property,--then-the-applicant-shall-provide-a-line  
separate-from-that-now-serving-the-Ste-Michelle  
Winery,--and-the-line-shall-be-sized-to-serve-only-the-  
Country-Knoles-property--))~~

1. Any sewer line to serve this property shall only provide service to the approved Local Service Area of the Sewerage General Plan and shall be not grounds for amending the Northshore Community Plan or Local Service Area. The applicant may connect to the sewer line constructed as a part of King County Water District No. 104 ULID No. 5.

~~(3-)~~ 2. The property shall be developed in phases over a two year period with no more than 50 units to be constructed prior to October 1, 1981.

~~(4-)~~ 3. No more than four dwelling units shall be attached in any cluster.

~~(5-)~~ 4. Conditions 1 - 25 as recommended in the Building and Land Development Division's report on this case.

INTRODUCED AND READ for the first time this 24th day of September, 1984.

PASSED this day 8th of October, 1984.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Gary Grant  
Chairman

ATTEST:

Jessy M. Owens  
Clerk of the Council

APPROVED this 16th day of October, 1984.

Randy R. Wall  
King County Executive