

October 6, 1986
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INTRODUCED BY: Cynthia Sullivan

PROPOSED NO. 86 - 418

ORDINANCE NO. 7805

AN ORDINANCE establishing policy relating
to sewer service within Agriculture
Production Districts.

PREAMBLE:

King County Comprehensive Plan 1985 RL-305 states:

"Public services and utilities within and adjacent to
Agriculture Production Districts should be designed to
prevent negative impacts on agriculture and to maintain total
farmland acreage, as follows:

a. Water lines and mains, sewer lines, interceptors and
other public facilities should avoid crossing
Agricultural Production Districts unless their purpose is
to provide service necessary for agriculture and they can
be installed at times which minimize negative impacts on
seasonal agricultural practices;..."

In certain cases it may be appropriate to allow sewer service
within Agricultural Production Districts when the development
to be served meets the goals and objectives of farmland and
agricultural preservation and when intensive land uses are
prohibited or restricted.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The following policy is added to the King County
Sewerage General Plan:

Individual side sewer connections may be permitted to
property within Agriculture Production Districts outside the
Local Service Areas

Provided that:

A. The property's development rights have been transferred
to and accepted by King County

B. Covenants limiting the use of the land for agricultural
and open space uses (using the covenants developed for King
County's Farmlands Preservation Program, (copy attached)) have
been recorded, and

C. The development to be served is consistent with the
recorded restrictive covenants, and

1 D. The size of lots permitted and number of homesite
2 reservations are consistent with the following:

3 1. Prior to development rights transfer to King County,
4 tax lots, short plat lots and formal plat lots, which are smaller
5 than the minimum lot size of the zone, shall be vacated, amended
6 and/or merged with other lots within the transfer so that when
7 possible no substandard lots exist. No substandard lots will be
8 accepted unless they represent one hundred percent of the
9 landowner's eligible ownership.

10 2. The landowner must specifically reserve the right to
11 any single-family homesite in a offer of development rights to
12 King County. Offers containing one hundred percent of eligible
13 contiguous land and containing less than thirty-five acres will
14 be allowed to reserve the right for one dwelling unit, including
15 existing dwelling units. Landowners will be allowed to reserve
16 the right for one dwelling unit per each full thirty-five acres
17 donated to King County. In either case, if more than the
18 specified number of dwelling units already exists at the time of
19 offer, then that number will be the maximum allowed. Only
20 dwelling units existing at time of offer will be allowed in
21 offers containing less than one hundred percent of eligible
22 contiguous land in an ownership.

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SECTION 2. Owners of parcels of land that are located in the Agricultural Production Districts and outside of Local Service Areas may, in lieu of transferring the development rights to King County, propose other methods or mechanisms for transferring or limiting the development rights on the property in order to take advantage of the provisions of this ordinance. Such a proposal shall comply with all of the terms of this ordinance other than those addressing transfer of the development rights to King County.

INTRODUCED AND READ for the first time this 15th day of September, 1986.

PASSED this 6th day of October 1986.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Audrey Luger
Chair

ATTEST:

Dorothy M. Quinn
Clerk of the Council

APPROVED this 16th day of October, 1986.

Jim Hill
King County Executive