

ORDINANCE NO. **5126**

AN ORDINANCE sustaining the appeal of the Zoning and Subdivision Examiner's recommendation upon the application for approval of the Planned Unit Development of COUNTRY KNOLLS, and designated Building and Land Development File No. 124-80-P.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The findings contained in the report of the Zoning and Subdivision Examiner dated June 20, 1980 which was filed with the Clerk of the Council on July 7, 1980, to approve in part, subject to conditions, the application for Planned Unit Development of COUNTRY KNOLLS, designated Building and Land Development Division File No. 124-80-P, are hereby adopted with the following revised findings:

10A. Criteria A for boundary adjustments cannot be met. The site can be served by a gravity line that goes away from the existing Local Service Area, not into it. A lift station would be necessary to bring the sewage into the Local Service Area. However, the portion of the site which is in the Local Service Area can be served by a gravity line only if that line were to go to the Sammamish interceptor. A lift station would also be necessary to connect the portion of the site which is in the Local Service Area to the sewer system that already exists in the Local Service Area. Clearly the Sewerage General Plan did not contemplate this problem. Since the topography of the site is such that the portion in the Local Service Area would be served by a system that could also serve the non-LSA portion without any significant additional sewerage facilities, there is no reason to approve only part of the site for development.

10B. The Northshore Community Plan and the zoning clearly contemplated development of the site at the density proposed. However, the soils conditions do not permit such development. Therefore, the densities permitted by the Northshore Community 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 Planned
3 Unit Development 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 SECTION 5. The King County Council does hereby approve the adjustment
22 of the Local Service Area boundary to include the entire subject property.

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

25 PASSED this 29th day of September, 1980.

26 KING COUNTY COUNCIL
27 KING COUNTY, WASHINGTON

Bill Reams

28 ATTEST:

29 Dorothy M. Owens
30 DEPUTY Clerk of the Council

31 APPROVED this _____ day of _____, 1980.

32 DEEMED ENACTED WITHOUT
33 COUNTY EXECUTIVE'S SIGNATURE.

DATED: 10/9/80

King County Executive