

September 20, 1984
5067A/MMc:gm:mls

INTRODUCED BY: AUDREY GRUGER

PROPOSED NO.: 84-576

ORDINANCE NO. 6959

1 AN ORDINANCE approving the P.U.D. of
2 Country Knolls (File No. 124-80-P) subject
3 to conditions and amending Ordinance No.
4 5126 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 5126 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 Planned Unit
12 Development of COUNTRY KNOLLS, designated Building and Land
13 Development Division File No. 124-80-P, are hereby adopted with
14 the

15 ((10A) Criteria-A-for-boundary-adjustments-cannot-be-met,
16 The-site-can-be-served-by-a-gravity-line-that-goes
17 away-from-the-existing-Local-Service-Area,-not-into
18 it.--A-lift-station-would-be-necessary-to-bring-the
19 sewage-into-the-Local-Service-Area.--However,-the
20 portion-of-the-site-which-is-in-the-Local-Service
21 Area-can-be-served-by-a-gravity-line-only-if-that
22 line-were-to-go-to-the-Sammamish-interceptor.--A
23 lift-station-would-also-be-necessary-to-connect-the
24 portion-of-the-site-which-is-in-the-Local-Service
25 Area-to-the-sewer-system-that-already-exists-in-
26 the-Local-Service-Area.--Clearly,-the-Sewerage
27 General-Plan-did-not-contemplate-this-problem.
28 Since-the-topography-of-the-site-is-such-that-the
29 portion-in-the-Local-Service-Area-would-be-served
30 by-a-system-that-could-also-serve-the-non-LSA
31 portion-without-any-significant-additional-sewerage
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 10C. 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 Hirsch 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 sewerage
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 5126 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 5126 is revised as
 23 follows:

24 The King County Council does hereby approve the Planned Unit
 25 Development of COUNTRY KNOLLS subject to the following
 26 conditions:

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

32 2. ~~If it is determined that a gravity line to the~~
 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-Knott-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 not be 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
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 Developemnt Division's report on this
case.

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

PASSED this 8th day of October, 1984.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Gary Grant
Chairman

ATTEST:

Donathy M. Owens
Clerk of the Council

APPROVED this 16th day of October, 1984.

Randy Rueda
King County Executive