

June 10, 1993
Ord.114

Introduced by Audrey Gruger
Proposed No. 93-166

ORDINANCE NO. 10884

AN ORDINANCE concurring with the recommendation of the Zoning and Subdivision Examiner to approve, subject to conditions, the application of COAL CREEK DEVELOPMENT CORPORATION for a Local Service Area Boundary Adjustment to the Sewerage General Plan, designated Land Use Services Division File No. L92RZ008.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

This ordinance does hereby adopt and incorporate herein the findings and conclusions contained in the report of the zoning and subdivision examiner dated May 21, 1993, which was filed with the clerk of the council on June 10, 1993, to approve, subject to conditions, the application of Coal Creek Development Corporation for a Local Service Area Boundary Adjustment to the Sewerage General Plan, designated land use services division file no. L92RZ008, and the council does hereby adopt as its action the recommendation(s) contained in said report.

INTRODUCED AND READ for the first time this 8th day of

March, 1993.

PASSED THIS 14th DAY OF June, 1993.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

10884

REZONE AGENDA
ZONING AND SUBDIVISION EXAMINER
FOR KING COUNTY COUNCIL
MAY 14, 1993 - PUBLIC HEARING
AGENDA FOR AMENDMENTS TO OFFICIAL CONTROLS
Department of Development and Environment Services
3600 - 136th Place Southeast, Suite A, Bellevue, WA 98006

93-166

CORRECTED AGENDA

HEARING ROOM II

9:15 a.m., or as soon thereafter as possible,

FILE No.: L92RZ008 COAL CREEK DEVELOPMENT CORP
OWNER: Rick Morck for Coal Creek Development Corp.,
4730 - 32nd Ave S., Seattle, WA 98118
Phone No. 723-9518
AGENT: William Chapman, Preston Thorgrimson Shidler
Gates & Ellis, 5000 Columbia Center, 701
Fifth Ave., Seattle, WA 98104-7078
Phone No. 623-7580
STR: Section 26, 27-24-5
LOCATION: South of New Castle-Coal Creek Rd and west of
156th Ave SE (if extended); Also known as
the Newcastle Landfill property;
PROPOSAL: Adjustment to the Local Service Area Boundary
of the King County Sewerage General Plan.
This will allow sanitary sewers to be
extended to the landfill property to support
closure activities. (KCC 20.12.160 SEWERAGE
GENERAL PLAN and COMPREHENSIVE PLAN
POLICY F-316 LOCAL SEWER SERVICE AREA
ADJUSTMENT)
TO PERMIT: Discharge of landfill leachate to a
sanitary sewer system. The sewer
service would also serve future development
on the landfill property;

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REZONE AGENDA
ZONING AND SUBDIVISION EXAMINER
FOR KING COUNTY COUNCIL
APRIL 8, 1993 - PUBLIC HEARING
AGENDA FOR AMENDMENTS TO OFFICIAL CONTROLS
Department of Development and Environment Services
3600 - 136th Place Southeast, Suite A, Bellevue, WA 98006

HEARING ROOM II

93-166

9:15 a.m., or as soon thereafter as possible,

FILE No.: L92RZ008 COAL CREEK DEVELOPMENT CORP
OWNER: Rick Morck for Coal Creek Development Corp.,
4730 - 32nd Ave S., Seattle, WA 98118
Phone No. 723-9518
AGENT: William Chapman, Preston Thorgrimson Shidler
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Fifth Ave., Seattle, WA 98104-7078
Phone No. 623-7580
STR: Section 26, 27-24-5
LOCATION: South of New Castle-Coal Creek Rd and west of
156th Ave SE (If extended);
PROPOSAL: Adjustment to the Local Service Area Boundary
of the King County Sewerage General Plan.
This will allow sanitary sewers to be
extended to this area to serve the proposed
described below (KCC 20.12.160 SEWERAGE
GENERAL PLAN and COMPREHENSIVE PLAN
POLICY F-316 LOCAL SEWER SERVICE AREA
ADJUSTMENT)
TO PERMIT: Provide sewer service to the club house
facilities associated with an 18-hole
golf course approved under L92CU002;

1:30 p.m., or as soon thereafter as possible,

FILE No.: L92RZ002 - RENEE CRUZ
OWNER: Renee Cruz, 7032 NE 163rd, Bothell, WA
98011, Phone No. 488-0288
AGENT: Gary S. Cooper, 1822 N. 105th St, Suite 101

93-166

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1
2 Introduced by AUDREY GRUGER
3

4
5 PROPOSED ORDINANCE
6 NO. 93-166
7

8 AN ORDINANCE amending King County Title 21, as
9 amended, by amending the Zoning Map thereof
10 of COAL CREEK DEVELOPMENT CORP.
11 Department of Development and Environmental Services
12 File No. L92RZ008
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King County
Building & Land Development Division
Parks, Planning and Resources Department
3600 - 136th Place Southeast
Bellevue, Washington 98006-1400

10884

February 26, 1993

King County Council
402 King County Courthouse
Seattle, WA 98104

ATTN: Gerald A. Peterson, Clerk of the Council

RE: Introductory Ordinances for File(s) No.(s)
L92RZ008, L92RZ002

Dear Councilmembers:

Attached are Introductory Ordinances for the items listed on the Zoning and Subdivision Examiner's agenda scheduled for public hearing on April 8, 1993.

A copy of the agenda is attached for your information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary G. Kohler".

Gary G. Kohler, Manager
Subdivision Products Section
Land Use Controls Unit

GGK:tss

Attachments



King County Council

James N. O'Connor, Zoning & Subdivision Hearing Examiner

300 Prefontaine Building
110 Prefontaine Place South
Seattle, Washington 98104
(206) 296-4660

RECEIVED
JUN 10 1993
CLERK
KING COUNTY COUNCIL

10884

Mr. Gerald Peterson
Clerk of the Court
Suite 403
King County Courthouse
Seattle, WA 98104

June 10, 1993

Re: Land Use Services Division File No. L92RZ008

Dear Mr. Peterson:

Attached you will find the report of the Zoning and Subdivision Examiner recommending that the Council approve, subject to conditions, the application of COAL CREEK DEVELOPMENT CORPORATION for a Local Service Area Boundary Adjustment to the Sewerage General Plan.

Also attached is an ordinance indicating the Council's concurrence with said report.

If the attached ordinance is passed by the Council, please transmit a copy to the Department of Development and Environmental Services Division, Land Use Services Division.

Very truly yours,

James N. O'Connor
Zoning and Subdivision Examiner

10884

May 21, 1993

OFFICE OF THE ZONING AND SUBDIVISION EXAMINER
KING COUNTY, WASHINGTON
300 Prefontaine Building
110 Prefontaine Place South
Seattle, Washington 98104

REPORT AND RECOMMENDATION TO THE KING COUNTY COUNCIL.

SUBJECT: Land Use Services Division File No. L92RZ008
Proposed Ordinance No. 93-166

Local Sewer Service Area Boundary Line Adjustment

Applicant: COAL CREEK DEVELOPMENT CORPORATION

Generally located south of Newcastle-Coal Creek
Road and west of 156th Avenue Southeast (if
extended)

SUMMARY OF RECOMMENDATIONS:

Division's Preliminary:	Approve
Division's Final:	Approve
Examiner:	Approve, subject to conditions

PRELIMINARY REPORT:

The Land Use Services Division's Preliminary Report on Item No. L92RZ008 was received by the Examiner on April 30, 1993.

PUBLIC HEARING:

After reviewing the Land Use Services Division's Report and examining available information on file with the

Size: 269.18 acres (total of 4 tax lots)
Proposed Action: Boundary adjustment to the LSA
Sewage Disposal: Water District No. 107
Water Supply: Water District No. 107
Fire District: #10 - Issaquah
School District: #410 - Issaquah

2. Except as modified below, the facts set forth in the King County Land Use Services Division's Preliminary Report to the Zoning and Subdivision Examiner for the May 14, 1993, public hearing are found to be correct and are incorporated herein by this reference. Copies of the said report will be attached to the copies of this report submitted to the County Council.
3. The proposed action is extension of the local sewer service area boundary to enable the subject property to be served by public sanitary sewers of King County Water District No. 107. The present need and justification for the boundary line adjustment is to support closure of the landfill previously operated on the subject property. At the present time, leachate from the landfill is collected in a tank, from which it is transported to a manhole within District No. 107, and there disposed of for treatment and discharge.

All affected public agencies support the treatment of leachate in a public sewer system. The tank into which the leachate currently drains, at the east boundary of the subject property, has a 10,000 gallon capacity. During peak months, 100,000 gallons are collected. The volume requires continuous monitoring of the tank in order to prevent overflows, which would drain into Coal Creek. The King County Department of Public Health supports direct discharge of the leachate into the public sanitary sewer. Direct discharge is technically and financially feasible, and is the property owner's preferred method of disposal. There is no opposition expressed by any governmental agency or member of the public to this method of disposal of leachate from the landfill site.


4. The evidence demonstrates that the proposed boundary adjustment is consistent with the criteria of King County

RECOMMENDATION:

Approve the proposed LSA boundary adjustment, as applied for October 28, 1992, subject to the following condition:

The property subject to this application shall be duly annexed into King County Water District No. 107. Evidence of annexation shall be provided to the King County Land Use Services Division and the King County Department of Public Health prior to construction of onsite distribution lines to connect to the sanitary sewer system.

ORDERED this 21st day of May, 1993.



James N. O'Connor
Zoning and Subdivision Examiner

TRANSMITTED this 21st day of May, 1993, to the following parties of record:

Donald Andrews
Michael Barley
Chris Fosse
Salena Ho
Walter Toner, Jr.
Brian & Nancy Langdon
Donald Mukai
Warren Razore

Tom Backer
William Chapman
William Griffiths
Skip Holman
Ken Kersten
Richard Morck
Thomas Peadon

TRANSMITTED this 21st day of May, 1993, to the following:

Fereshteh Dehkordi, LUSD
Richard Hudson, LUSD
Chuck Kleeberg, DDES
Gary Kohler, DDES/LUSD
Joan Middleton, LUSD, Environmental Division

Coal Creek Dev. Corp. LSA - L92RZ008

to extend the time period unless the Office of the Clerk is not open on the specified closing date, in which event delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

If a written notice of appeal and filing fee are not filed within 14 days calendar days of the date of this report, or if a written appeal statement and argument are not filed within 21 calendar days of the date of this report, the Clerk of the Council shall place a proposed ordinance which implements the Examiner's recommended action on the agenda of the next available Council meeting. At that meeting, the Council may adopt the Examiner's recommendation, may defer action, may refer the matter to a Council committee, or may remand to the Examiner for further hearing or further consideration.

Action of the Council Final. The action of the Council approving or adopting a recommendation of the Examiner shall be final and conclusive unless within twenty (20) days from the date of the action an aggrieved party or person applies for a writ of certiorari from the Superior Court in and for the County of King, State of Washington, for the purpose of review of the action taken.

MINUTES of the public hearing of Coal Creek Development Corporation, LUSD File No. L92RZ008; May 14, 1993 hearing.

James N. O'Connor was the Hearing Examiner for this matter. Participating in the hearing were Rich Hudson, representing the Land Use Services Division; Tom Backer, Chris Fosse, Walter Toner, Jr., and Richard Morck.

The following exhibits were offered and entered into the record:

Exhibit No. 1	DDES File No. L92RZ008
Exhibit No. 2	DDES preliminary report dated May 14, 1993
Exhibit No. 3	Application received October 28, 1992
Exhibit No. 4	Environmental checklist dated October 28, 1992
Exhibit No. 5	Declaration of non-significance dated February 9, 1993
Exhibit No. 6	Affidavit of posting indicating April 13, 1993

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES
LAND USE SERVICES DIVISION
KING COUNTY, WASHINGTON

10884

PRELIMINARY REPORT TO THE ZONING AND SUBDIVISION EXAMINER
MAY 14, 1993 - PUBLIC HEARING

APPLICANT: COAL CREEK DEVELOPMENT CORP. FILE NO: L92RZ008
PROPOSED
ORDINANCE NO: 93-166

A. SUMMARY OF PROPOSED ACTION:

This is a request for an adjustment to the Local Service Area (LSA) boundary of the King County Sewerage General Plan. This action will allow sanitary sewers to be extended to the "Newcastle Land-fill property" to support final closure activities, as well as future development of the landfill property.

B. GENERAL INFORMATION:

Owner: Coal Creek Development Corporation
4730 - 32nd Avenue South
Seattle, WA 98118

Agent: William Chapman
Preston, Thorgrimson, Shidler, Gates & Ellis
5000 Columbia Center
701 - 5th Avenue
Seattle, WA 98104-7078

STR: 26 & 27-24-5

Location: South of Newcastle-Coal Creek Rd. and west of
156th Avenue SE (if extended)

Zoning: GR 2.5-P
Acreage: 269.18 (total of 4 tax lots)
Proposed Action: Boundary adjustment to the LSA
Sewage Disposal: Water District No. 107
Water Supply: Water District No. 107
Fire District: #10 - Issaquah
School District: #410 - Issaquah

C. HISTORY/BACKGROUND:

property (see Attachment 1 for existing LSA boundary).

E. THRESHOLD DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE:

Pursuant to the State Environmental Policy Act (SEPA), RCW 43.21C, the responsible official of the Environmental Division (ED) issued a threshold determination of non-significance (DNS) for the proposed development on February 9, 1993 (see Attachment 8). This determination is based on the review of the environmental checklist and other pertinent documents, resulting in the conclusion that the proposal would not cause probable significant adverse impacts on the environment. Therefore, an environmental impact statement (EIS) was not required prior to proceeding with the review process.

Agencies, affected tribes, the applicant, and the public were offered the opportunity to comment on or appeal the determination for fifteen days. No comments or appeals were filed during the comment period.

F. AGENCIES CONTACTED:

1. King County Natural Resources & Parks Division: No response.

2. King County Planning & Community Development Division:
See Attachment 2.

3. King County Fire Protection Engineer: No response.

4. Seattle-King County Health Department:

The comments from the Health Department have been incorporated into this report. Also see Attachment 3.

5. Issaquah School District #411: No response.

6. Water District No. 107:

The comments from the District have been incorporated into this report.

7. Washington State Department of Ecology: No response.

8. Washington State Department of Fisheries: No response.

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9. Washington State Department of Natural Resources:
No response.
10. Washington State Department of Wildlife: No response.
11. Washington State Department of Transportation: No response.
12. METRO:

Comments from METRO have been incorporated into this report.

G. EXISTING CONDITIONS:

1. **General Zoning in the Area:** The subject property is zoned GR 2.5-P, Growth Reserve, minimum 2.5 acres per lot with underlying P-suffix. All zoning surrounding the proposed golf course is GR 2.5-P except for Suburban Cluster (SC) to the west of the site (see Attachment 4).
2. **Existing Development on the Subject Property:** The property consists of 4 tax parcels and totals approximately 269 acres. Part of the property contains the Newcastle landfill site, which no longer accepts demolition fill. The site currently accepts clean fill (dirt) for landfill cover and final grading according to the landfill closure plan. The site contains a road, three ground monitoring wells, and four subsurface gas monitoring probes associated with the landfill operation. There are also surface water management facilities installed as part of waste disposal operations and the closure plan. Prior to the landfill operation, the site had been subject to extensive coal mining since the turn of the century. There are approximately 14 known mine openings identified on the site. All of the mine openings with the exception of one are located on the westerly portion of the site. There is one mine opening on the east property line towards the southeast corner of the site. The United States Office of Surface Mining (OSM) will oversee closure and reclamation of the abandoned coal mines. This work will be done in accordance with shaft sealing techniques developed by the OSM.
3. **Development on Adjoining Properties:** In the general vicinity of the subject site, sewered residential areas are located approximately 1 mile to the north in the Hilltop and Summit

F-316 Local service areas for sewers should be designated only in Urban Areas and Rural Activity Centers, including their agreed-on expansion areas. In designating or making boundary adjustments to a local service area, the following criteria should be applied.

- a. Detailed land use plans and zoning for urban areas and densities support the proposed addition;
- b. On-site wastewater disposal methods are not feasible for planned land uses and densities, or water quality is threatened by the presence or potential of health hazards resulting from inadequate wastewater disposal methods;
- c. Potential adverse impact of sewers on nearby Rural Areas, Resource Lands, and environmentally sensitive areas will be mitigated;
- d. Sewers are technically and financially feasible within the proposed addition;
- e. The proposed additional area can be served by gravity sewer into the existing local service area (but the sewerage agency may use pressure lines if cost-effective); and
- f. There is sufficient treatment plant and interceptor capacity to serve all the existing local service area if developed to saturation, as well as the proposed additional area.

COMMENT: The LSA criteria specified by F-316 are addressed by the applicant in Attachment 5. Staff believes the justification provided supports approval of the LSA adjustment.

2. Community Plans: The site is within an urban area of the Newcastle Community Plan. This area has been designated for village development sites when a master plan proposal has been

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approved by King County. The Newcastle landfill is in the West Village development site area; however, a master plan proposal has not been approved. Policy N-52 states LSA boundary adjustments should only be amended to include master plan proposals. This is resolved through the application of Policy N-56, which allows LSA adjustments for existing or potential health hazards.

COMMENT: Staff's position, as well as that of Community Planning, is that Policy N-56 provides authority to approve the LSA adjustment, thereby making the proposal consistent with the Newcastle Community Plan. The major point of the LSA adjustment is the disposal of the leachate from the previous landfill activity. The resulting sewer extension would thereby avoid potential health hazards.

J. OTHER CONSIDERATIONS:

KCC 20.24.070 Recommendations to the council. A. The examiner shall receive and examine available information, conduct public hearings, and prepare records and reports thereof and issue recommendations to the council based upon findings and conclusions in the following cases:...

...6. Applications for boundary adjustments of local sewer service areas in accordance with the county sewerage general plan, Ordinance 4035, Chapter 6, required for development proposals including, but not limited to, short subdivisions and building permits, which seek or need sewer service but are located outside of existing designated local sewer service areas;...

B. The examiner's recommendation may be to grant or deny the application or appeal, or the examiner may recommend that the council adopt the application or appeal with such conditions, modifications, and restrictions as the examiner finds necessary to make the application reasonably compatible with the environment and carry out applicable state laws and regulations, policies, objectives, and goals of the comprehensive plan, the community plans, the sewerage general plan, the zoning code, the subdivision code, and other official laws, policies, and objectives of King County. (Ord. 8804 § 1, 1989: Ord. 6949 § 16, 1984: Ord. 6465 § 13, 1983: Ord. 4461 § 1, 1979)

NEWCASTLE COMMUNITY PLAN:

Policy N-52

L. RECOMMENDATIONS:

APPROVE the boundary adjustment to the Local Service Area detailed in King County's Sewerage General Plan.

GK:RH:lm
SR31/L92RZ008.RH

Attachments

TRANSMITTED TO PARTIES LISTED HEREAFTER:

Coal Creek Development Corporation
4730 - 32nd Avenue South, Seattle, WA 98118

William Chapman
Preston, Thorgrimson, Shidler, Gates & Ellis; 5000 Columbia
Center, 701 - 5th Avenue, Seattle, WA 98104-7078

Chris Fosse
6531 - 154th Place SE, Bellevue, WA 98006

Donald Andrews
14312 SE 77th Place, Renton, WA 98059

Skip Holman
P.O. Box 130, Bellevue, WA 98009

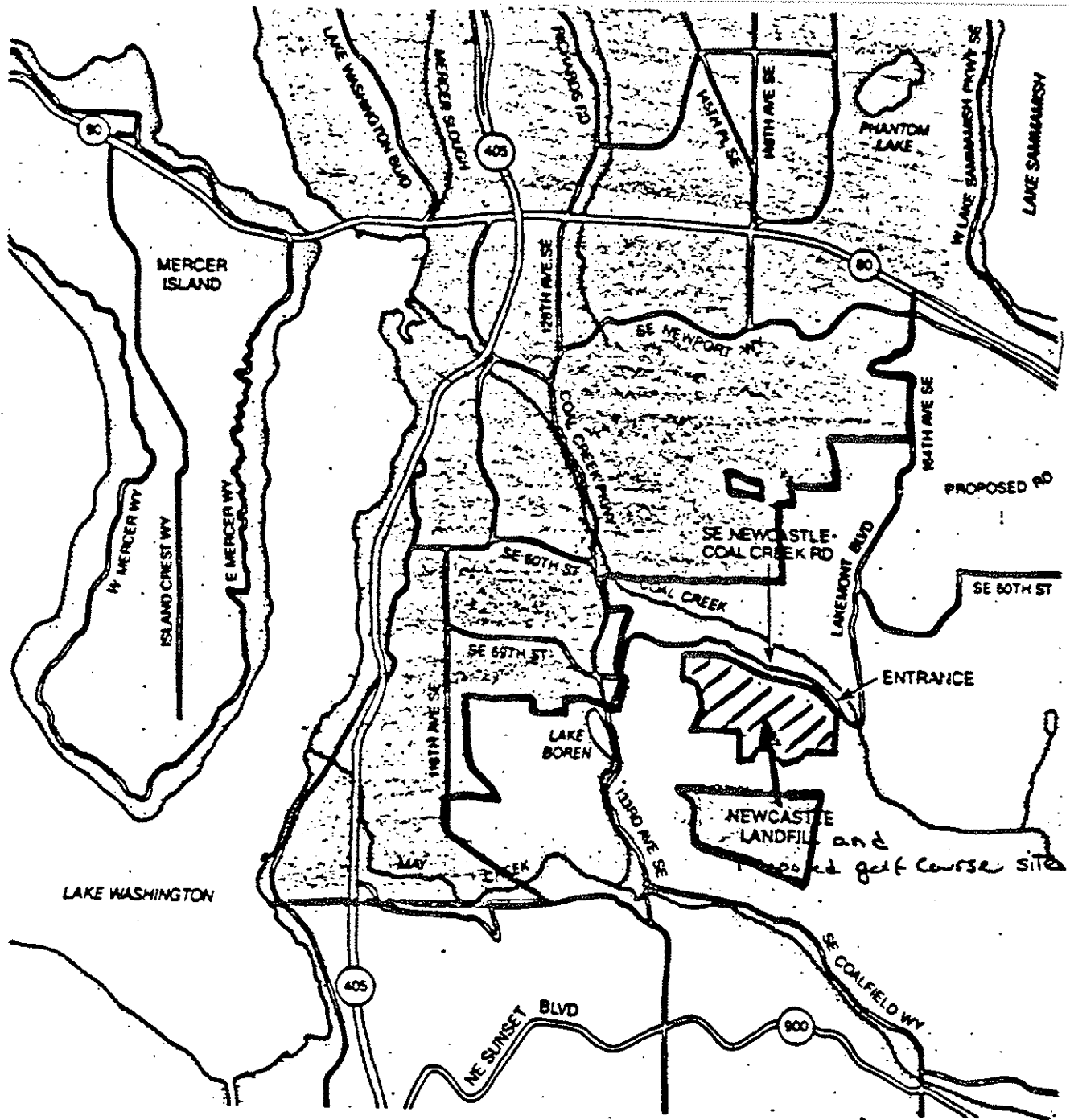
Salena Ho
15447 SE 67th St., Bellevue, WA 98006

Brian & Nancy Langdon
14214 SE 77th St., Renton, WA 98059

William Griffiths
14334 SE 77th Place, Renton, WA 98059

Michael W. Barley
3020 Issaquah-Pine Lk. Rd. SE, Suite 546, Issaquah WA 98027

Donald M. Mukai
15459 SE 67th St., Bellevue, WA 98006



SCALE IN MILES

The Seattle-King County Department of Public Health believes a sewer connection is the most desirable method to provide treatment for the landfill leachate drainage system. In the past, King County has allowed a tightline sewer for the leachate system only at the Hobart Landfill, without an LSA boundary adjustment. However, the Health Department would require any development at the landfill site that would dispose of sewage, such as the proposed golf course, to be connected to the sewer system. This service would require the site to be included within the LSA.

Newcastle Community Plan (NCP) policy N-52 states the LSA should only be amended in this area to include village development sites when a master plan proposal has been approved by King County. The landfill is in the West Village development site, but a master plan proposal has not been approved. However, N-56 allows LSA boundary adjustments for existing or potential health hazards if the applicant demonstrates that other wastewater disposal alternative are not financially or technically feasible. The Health Department has determined that sewer service is the only technically feasible method of wastewater disposal on this site. The LSA boundary adjustment is consistent with N-56 and therefore with King County Comprehensive Plan policy E-316 which calls for LSA boundary adjustments to be consistent with several criteria including "detailed land use plans and zoning for urban uses and densities support the proposed addition."



"Managing Change to Build Better Communities"

ATTACHMENT #2
Pg 1/2

Greg Kipp
September 3, 1992
Page 2

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Further, LSA amendments have been permitted for similar circumstances where sewer connections have been required by the Health Department, such as the reclaimed Idings gravel pit in the Tahoma/Raven Heights area. Therefore, we support the LSA boundary adjustment for this proposal.

If you have any questions, please contact Lori Grant, Community Planner, at 296-8615.

PR:LG:tk
NC1/LSALEACH

cc: Wally Swofford, Supervisor, Solid Waste Program, Seattle-King County
Department of Public Health
Jim Reid, Manager, Planning and Community Development Division

the landfill leachate drainage system is most desirable in view of past overflow events from the existing leachate storage tank. Also, any site development requiring the disposal of sewage, such as the proposed golf course clubhouse, would require a sewer connection. An on-site sewage disposal system would not be allowed according to Health Department sewage program staff.

We are very supportive of the application and hope it is approved.

If you have any questions, please call me at 296-4785. Thanks for the opportunity to review the application materials.

WS:gao

cc: Carl Osaki
Gary Irvine
Fred White, Project Coordinator, BALD-Land Use
Betty Renkor, Community Planner, PCDD
Fereshteh Dehkordi, BALD-Land Use
Thomas F. Peardon, Manager, Water District #107
Rod Hansen

/wpw

ATTACHMENT #3

Environmental Health Division Room 201 Smith Tower Seattle, Washington 98104 (206) 296-4722
"Printed on Recycled Paper"

adjustment is consistent with the criteria outlined in the King County Comprehensive Plan for adjustments to LSA boundaries. CCDC therefore requests that BALD recommend approval of the proposed LSA boundary adjustment to the King County Zoning and Subdivision Examiner.

II. CONSISTENCY WITH LSA BOUNDARY ADJUSTMENT CRITERIA

The King County Code (KCC) provides that boundary changes and expansions of LSA's must conform to the criteria set forth in the King County Comprehensive Plan. KCC 20.12.160. These criteria replace the criteria set forth in section 6.5 of the King County Sewerage General Plan. Id. As discussed below, the proposed LSA boundary adjustment is consistent with the criteria in the King County Comprehensive Plan.

A. King County Comprehensive Plan

Policy F-316 of the King County Comprehensive Plan specifies six criteria that should be applied to LSA boundary adjustments. The proposed LSA boundary adjustment is consistent with these criteria.

RECEIVED

JUL - 1 1992

King County Bldg. & Land
LAND USE CONTROLS

ATTACHMENT #5 P. 1/4

1. Detailed land use plans and zoning for urban uses and densities support the proposed addition.

The King County Comprehensive Plan designates the Property within an Urban area. Urban areas are "where most new housing and jobs will locate, and where most public spending for facilities, services and open space will be focused, to assure livability and efficiency." (p. 5). Sewer service is consistent with an Urban designation.

The adjustment of the LSA boundary is also consistent with the zoning for the Property. The Property is zoned GR 2.5 (Growth Reserve), which allows for a variety of uses, including development as single-family residences and other uses, such as landfills. These are uses for which it is reasonable to expect sewer service would be required and provided. Thus, it is not inconsistent with the applicable zoning classification to adjust the LSA boundary to provide sewer service to the Property. The adjustment is also consistent with surrounding land uses, which include a number of residential developments that already receive sewer service from the District.

The Newcastle Community Plan anticipated that the Landfill would be closed. It does not even mention the Landfill because use of the Property as a landfill was expected to terminate within the 1980s. See King County Zoning and Subdivision Examiner, Report and Recommendation To The King County Council, Finding 9 (July 16, 1990) (Exhibit 2). The Property was included as part of a conceptual "village" master plan development outlined in the Newcastle Community Plan.

The Newcastle Landfill Closure Plan (May 1991) specifically considered construction of a permanent leachate disposal line from the Landfill to the Municipality of Metropolitan Seattle (Metro) sewer system. This plan analyzed four alternative routes for such a line. See Exhibit 3. The proposed LSA boundary adjustment is therefore entirely consistent with Landfill closure, which in turn is consistent with the applicable land use planning documents.

The Health Department's solid waste permit encourages CCDC to construct the sewer line for long-term control of leachate: "...[W]e are concerned about long term maintenance of leachate weeps subsequent to closure of the facility.... Please keep us informed of your progress in completing connection of the perimeter leachate collector to the sanitary sewer." (Exhibit 4)

2. On-site wastewater disposal methods are not feasible for planned land uses and densities, or water quality is threatened by the presence or potential of health hazards resulting from inadequate wastewater disposal methods.

5. The proposed additional area can be served by gravity sewer into the existing local service area (but the sewerage agency may use pressure lines if cost-effective).

The Property can be served by gravity sewer into the existing LSA. See Exhibit 3. The elevation of the Property (800-900' MSL) is substantially higher than the District's main line (less than 650' MSL), and no topography bars gravity sewerage.

6. There is sufficient treatment plant and interceptor capacity to serve all the existing local service area if developed to saturation, as well as the proposed additional area.

According to the District, sufficient capacity exists to serve the existing LSA if developed to saturation and to serve the Property. See certificate of sewer availability for

ATTACHMENT #5 Pg 3/4


golf course and clubhouse development (Exhibit 5). Moreover, the Property is within the District's future sewer service area (Exhibit 6).

III. SIGNATURE

10884

The above answers are true and complete to the best of my knowledge.

Signature:



Rick Morck
Vice President of Engineering
Coal Creek Development Corporation

Date Submitted:

June 29, 1992