

Attachment A

16578

**CITY OF REDMOND**

**AMENDMENT TO**

**THE GENERAL SEWER PLAN**

**March 2009**

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### EXHIBITS

- Exhibit A - City of Redmond Resolution 1948, August 19, 1997, Page 1 through 4  
adopting the General Sewer Plan
- Exhibit B - King County Council Ordinance 12964, January 5, 1998, approving the City of Redmond General  
Sewer Plan. Pages 1 and 2
- Exhibit C - Letter from Whalen Designs, Inc. to Lake Washington School District, dated July 2008  
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### FIGURES

- Figure 1 - Map of Proposed Sewer Extension

**CITY OF REDMOND  
AMENDMENT TO GENERAL SEWER PLAN  
DECEMBER 2008**

The Lake Washington School District (the "District") is proposing to connect an elementary school located at 22130 NE 133<sup>rd</sup> in unincorporated King County to the City of Redmond public sewer. The school is located in the Woodinville Water District corporate boundaries and adjacent to the current City of Redmond sewer service area, in an area currently designated rural and zoned RA-2.5P. This amendment to the General Sewer Plan is to allow sewer service to the existing school by the City of Redmond, through a tightline permitted by King County to address "health and safety problems threatening the existing uses of structures" or the "needs of public schools." K.C.C. 13.24.134

I. AMENDMENT TO THE REDMOND GENERAL SEWER PLAN

The General Sewer Plan of the City of Redmond (the "City"), as set forth in the document entitled "Redmond Comprehensive Plan," prepared by CH2MHill dated October 19, 1997, was adopted on August 19, 1997, by Redmond City Council Ordinance 1948 (Exhibit A), and approved on January 5, 1998, by King County Ordinance No. 12964 (Exhibit B).

While the City of Redmond is in the process of updating the City of Redmond General Sewer Plan, the timeline of this project required the submission of this separate amendment. This amendment evaluates the interim adjustment to the City's sewer service area boundaries to serve the existing public school located in the rural area.

The City of Redmond General Sewer Plan is hereby amended as described in this General Sewer Plan amendment.

II. TIGHTLINE TO A SEWER FOR WILDER ELEMENTARY

A. SCHOOL TIGHTLINE ORDINANCE

Wilder Elementary is located on the north side of NE 133<sup>rd</sup> St. in unincorporated King County, approximately 2.1 miles east of the intersection of NE 132<sup>nd</sup> St. and Avondale Road. The City of Redmond sewer service area boundary is one half mile to the east of the boundary of the school site. The Redmond sewer service area boundary also forms the boundary between the urban and rural area as designated by the King County Comprehensive Plan. Wilder Elementary is located on the rural side of the boundary.

The King County Comprehensive Plan and the King County Code (KCC) 13.24.134 permits the use of tightlines "to address specific health and safety problems threatening the existing uses of structures or the needs of public schools or public school facilities."

Policy F-249 found in Chapter 7 – Services, Facilities and Utilities states in part

**F-249** Public sewer expansions shall not occur in the Rural Area and on Natural Resource Lands except where needed to address specific health and safety problems threatening the existing uses of structures or the needs of public schools or public school facilities, consistent with the paramount duty of the State to make ample provision for the education of all children residing within its borders. Public sewers may be extended, pursuant to this policy, only if they are tightlined and only after a finding is made by King County that no reasonable alternative technologies are technologically or economically feasible and that an on-site sewer disposal system for the public school or public school facility would not protect basic public health, safety, and the environment during the use of this site for a school or school facility. Utility providers shall ensure, through a signed agreement between the school district and the utility provider, that any sewer service permitted for the school district is designed only to serve public schools or public school facilities. Public sewers which are allowed in the Rural Area or on Natural Resource Lands pursuant to this policy shall not be used to convert Rural Area land or Natural Resource Lands to urban uses and densities or to expand permitted nonresidential uses.

King County Code, Section 13.24.134 states:

A. Sewer service shall be expanded to serve uses in the rural and natural resource areas only if the facilities are:

1. Needed to address:

a. Specific health and safety problems threatening the existing uses of structures; or  
b. The needs of public school ((s)) with design daily average flows of more than three thousand five hundred gallons per day; and

2. Tightlined; and

3. A finding is made by the utilities technical review committee that no cost-effective alternative technologies are feasible and that an on-site sewer disposal system for the public school or public school facility would not protect basic public health, safety, and the environment during the use of this site for a school or school facility.

B. Decisions on sewer service expansions in rural or resource areas shall be made by King County in the form of approval of a sewer comprehensive plan or approval of an amendment to a sewer comprehensive plan.

"Tightline to a sewer" means a sewer trunk line designed and intended specifically to serve only a particular facility or place, and whose pipe diameter should be sized appropriately to ensure service only to that facility or place but not intended to accommodate other areas or growth.

**B. TIGHTLINE FOR WILDER ELEMENTARY**

Wilder Elementary has been serving approximately 500 students and 50 staff since its completion in 1989. Since 1989, Wilder has been served by a 20,000 gallon storage tank and used a truck transport system to dispose of the wastewater generated on the school site. After

leaks were discovered in the original storage tank, the Lake Washington School District (District) replaced the tank. However, the replacement tank has shown signs of leakage. Due to the condition of the soils at the site, the District is unable to install an on-site sewer disposal system. See Exhibit C. Wilder currently has an average daily flow of approximately 4,093 gallons per day.

Wilder Elementary is located within the corporate boundaries of the Woodinville Water District. The closest public sewer owned and operated by Woodinville Water District is nearly three miles away. Woodinville Water District has no current or long-term plans to extend sewer service closer to Wilder Elementary. However, sewer facilities owned and operated by the City of Redmond are located approximately 2,400 feet to the east of Wilder Elementary within the Trilogy Development. Therefore, by this amendment, the City of Redmond will be providing sewer service to the school from the existing sewer facilities by connecting a force main east from the school property along NE 133<sup>rd</sup> St. until it reaches a manhole east of Sunbreak Way NE.

An interlocal agreement between the City of Redmond and the Woodinville Water District recognizes the City of Redmond's temporary, long-term service to the Wilder site.

The school would be served by an on-site sole user lift station which would discharge through the force main and be connected to the facilities in the City of Redmond. The City sewer mains downstream of the proposed school have the capacity to serve Wilder Elementary in addition to the property within the City sewer service area. The force main, in this case, will be a tightline, and no additional connections will be allowed.

The District and the City of Redmond will own and maintain certain components of the proposed sewer system. The District will own and maintain a private pump station located on the site of Wilder Elementary. The District will provide a utility easement to allow the City of Redmond unlimited access to both the pump station and nearby sewer lines. The City of Redmond will own and maintain the entire sewer line extending from the District's private pump station through Wilder Elementary and King County property until the line terminates at the Trilogy manhole.

The sewer line extension will include approximately 2,600 feet of two-inch diameter polyethylene sewer line. The facility is the smallest size force sewer main per City of Redmond standards. This on-site sewer tightline is intended to provide service only to the public school facility. The tightline will be buried a minimum of three feet below the surface. Compaction requirements would meet the criteria set by King County for the main located in the right-of-way and potentially under a drainage facility access road as well. This route will be constructed under authority of the existing King County franchise agreement with the City of Redmond which will be amended to provide at least a 20-foot-wide easement through property owned and maintained by King County.

C. ON-SITE WASTEWATER FACILITIES

This Plan amendment does not alter the City of Redmond's adopted General Sewer Plan with respect to the use of on-site wastewater disposal facilities. This amendment confirms the continued use of on-site wastewater disposal facilities for existing and future development consistent with the criteria established in the adopted General Sewer Plan and subject to proper management of these systems.

The District has complied with the requirements of the King County Comprehensive Plan and the King County Code. Due to adverse condition of the soils at the site, no cost-effective alternative technologies are feasible.

III. THE PROCESS FOR THE ADOPTION OF THE AMENDMENT TO THE GENERAL SEWER PLAN

The King County's Utilities and Technical Review Committee will review the proposal regarding Wilder Elementary School. The Plan amendment will be transmitted to the King County Council, where the Council will be requested to adopt the ordinance authorizing the amendment to the City of Redmond General Sewer Plan.

This amendment does not significantly alter the manner in which the wastewater will be collected and treated and, therefore, remains consistent with adopted basin sewerage plans.

**EXHIBIT A**  
**City of Redmond Resolution 1948, August 19, 1997,**  
**adopting the General Sewer Plan**

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0020.180.017  
/jeh  
07/26/97  
rev. 07/29/97jeh

1997 General Sewer Plan

ORDINANCE NO. 1948

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,  
DECLARING AN EMERGENCY AND AMENDING POLICY UT-17  
AND MAP U-3 IN THE CITY OF REDMOND COMPREHENSIVE  
PLAN IN ORDER TO ADOPT THE 1997 DRAFT GENERAL SEWER  
PLAN, EFFECTIVE IMMEDIATELY.

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WHEREAS, Policy UT-17 and Map U-3 of the Redmond Comprehensive Plan adopt the City of Redmond Comprehensive Sanitary Sewer Study, 1987, and the Avondale Sewer Study, 1990, as the City's Wastewater Facility Plan, and

WHEREAS, the adopted plans are outdated and do not provide sufficient infrastructure to accommodate the rapid growth that the City of Redmond is experiencing, and

WHEREAS, if the current plans continue to be used, the City will not have adequate sewer infrastructure to accommodate its growth and to meet its growth targets as mandated in the Countywide Planning Policies, and

WHEREAS, in order to encourage coordinated and efficient development and to ensure that adequate facilities and services will be available as development occurs, the City of Redmond has prepared a Draft General Sewer Plan which identifies where new or improved facilities will be required to accommodate the anticipated growth within the urban growth area, as well as expected costs for construction of these improvements, and

WHEREAS, a Determination of Non-Significance was issued for the Draft General Sewer Plan by the City's SEPA responsible official on March 27, 1997, and no written or oral comments were submitted during the required comment period for the DNS, and

Ordinance No.

-1-

1997 General Sewer Plan



WHEREAS, the City's Technical Committee has reviewed the Draft General Sewer Plan and has recommended its adoption with changes, which have been incorporated into the Plan, and

WHEREAS, the Redmond Planning Commission held a public hearing on the Draft General Sewer Plan on May 21, 1997, and, after hearing testimony from all persons who appeared at the hearing and expressed a desire to testify, forwarded a recommendation to the City Council that the Plan be approved, and

WHEREAS, the City Council has determined that the 1997 Draft General Sewer Plan should be approved as an emergency comprehensive plan amendment pursuant to RCW 36.70A.130(2)(b) in order to ensure that adequate infrastructure will be available and that development which occurs will participate in the construction of that adequate infrastructure as provided in the Plan, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO  
ORDAIN AS FOLLOWS:

Section 1. Declaration of Emergency. For the reasons set forth in the recitals above, the City Council hereby declares that an emergency exists necessitating the immediate amendment of the Redmond Comprehensive Plan in order to adopt the 1997 Draft General Sewer Plan. The City Council finds that appropriate public participation in the development of the 1997 Draft General Sewer Plan has occurred through the SEPA and Planning Commission hearing processes. The City Council also finds that adoption of the Draft General Sewer Plan is necessary in order to avoid having inadequate infrastructure to accommodate the rapid growth the City is experiencing and that unless the Draft General Sewer Plan is adopted immediately, the facilities to be constructed pursuant to the existing adopted plans will not provide that infrastructure and will render the Land Use Element of the City's Comprehensive Plan inconsistent with the Utilities Element.

Section 2. Adoption of Additional Findings. In support of the amendments provided in this ordinance, the City Council hereby adopts the findings and conclusions set forth in the Planning Commission's report to the City Council on the Draft General Sewer Plan and in the Staff Report to the Council on the same subject. Pursuant to Policy LU-148, the City Council has determined that the amendments set forth in this ordinance satisfy the criteria for comprehensive plan amendments provided in said Policy. In support of that determination, the City Council adopts the analysis set forth in the document entitled "Consistency with Comprehensive Plan Amendment Criteria" attached hereto as Exhibit B and incorporated herein by this reference as if set forth in full.

Section 3. Adoption of Emergency Amendments. Policy UT-17 of the City of Redmond Comprehensive Plan is amended to adopt the 1997 Draft General Sewer Plan and to read as follows:

UT-17 The following plans shall be the Facility Plans of the City and are hereby adopted by reference:

-WATER: The Redmond Water System Plan, May, 1992;

WASTEWATER: The City of Redmond Draft General Sewer Plan, 1997;

STORMWATER: The Comprehensive Drainage and Storm Plan, 1964.

In addition, Map U-3 is hereby amended to read as set forth in Exhibit A to this ordinance, attached hereto and incorporated herein by this reference as if set forth in full. A copy of the 1997 Draft General Sewer Plan shall be maintained in the Office of the City Clerk for inspection by the public.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction,

such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Effective Date. This ordinance, having been declared an emergency and having been passed by a vote of at least a majority plus one of the entire membership of the City Council, shall take effect and be in full force immediately upon passage. The City Clerk is directed to publish a summary of this ordinance as soon as possible.

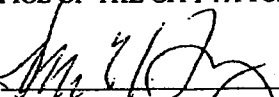
CITY OF REDMOND

  
MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

*Sandra D. Marion*  
for CITY CLERK, BONNIE MATTSO

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	July 29, 1997
PASSED BY THE CITY COUNCIL:	August 19, 1997
SIGNED BY THE MAYOR:	August 20, 1997
PUBLISHED:	August 23, 1997
EFFECTIVE DATE:	August 19, 1997
ORDINANCE NO. 1948	

Ordinance No. 1948

-4-

1997 General Sewer Plan

**EXHIBIT B**  
**King County Council Ordinance 12964, January 5, 1998,**  
**approving the City of Redmond General Sewer Plan**

10/22/97  
BB:pr clerk 11/19/97  
a97-4:10.ord

Introduced By: LOUISE MILLER

Proposed No.: 97-695

ORDINANCE NO. **12964**

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AN ORDINANCE approving the city of Redmond General Sewer Plan.

**PREMABLE:**

K.C.C. 13.24 requires approval of comprehensive plans for sewer utilities as a prerequisite to the granting of right-of-way franchises and approval of right-of-way construction permits.

A Determination of Nonsignificance for the General Sewer Plan (Plan) was issued by the city of Redmond on March 27, 1997.

The King County utilities technical review committee (UTRC) reviewed and conditionally approved the Plan on June 11, 1997. The conditions of approval have been met by the city of Redmond.

The city of Redmond adopted the Plan on August 19, 1997.

The UTRC recommends that the council approve the Plan.

12964

1 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

2 SECTION 1. The City of Redmond General Sewer Plan, Attachment A, is hereby  
3 approved without conditions.

4 INTRODUCED AND READ for the first time this 1st day of  
5 December, 1997.

6 PASSED by a vote of 8 to 5 this 5th day of January,  
7 1998

8 KING COUNTY COUNCIL  
9 KING COUNTY, WASHINGTON

10 *Louise Miller*  
11 Chair

12 ATTEST:

13 *[Signature]*  
14 Clerk of the Council

15 APPROVED this 15 day of January, 1998.

16 *[Signature]*  
17 King County Executive

18 Attachments:  
19 A. The City of Redmond General Sewer Plan.

EXHIBIT C

Letter from Whalen Designs, Inc. to Lake Washington  
School District, dated July 2008

WHALEN  
DESIGNS

DRAINFIELD DESIGNERS

July 21, 2008

Jed Reynolds  
Lake Washington School District  
15212 Ne. 95<sup>th</sup> St  
Redmond Wa. 98052

Property Tax # 2126069015

As per your request I have evaluated the soils found on the above referenced property to determine the feasibility of installing an onsite sewage disposal system in accordance with Public Health Seattle-King County regulations.

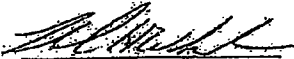
It is my opinion that at this time the above referenced property will not meet the minimal requirements sewage disposal system for the existing Elementary School.

The existing soccer field and baseball field has been filled with approximately four to five feet of fill overlying a impervious hardpan layer making this area unsuitable for a sewage system. The grass area on the west side of the school has marginal area available and is not a large enough area for the system needed.

Please be aware that this opinion applies only to the conditions on the property as they presently exist. Any clearing, ditching, or significant site modifications may disturb the usable area and hence, may invalidate the opinion expressed herein. Further, this letter does not constitute nor imply official County action of any kind. The ultimate acceptability of the site can only be determined by the Public Health Seattle-King County Department.

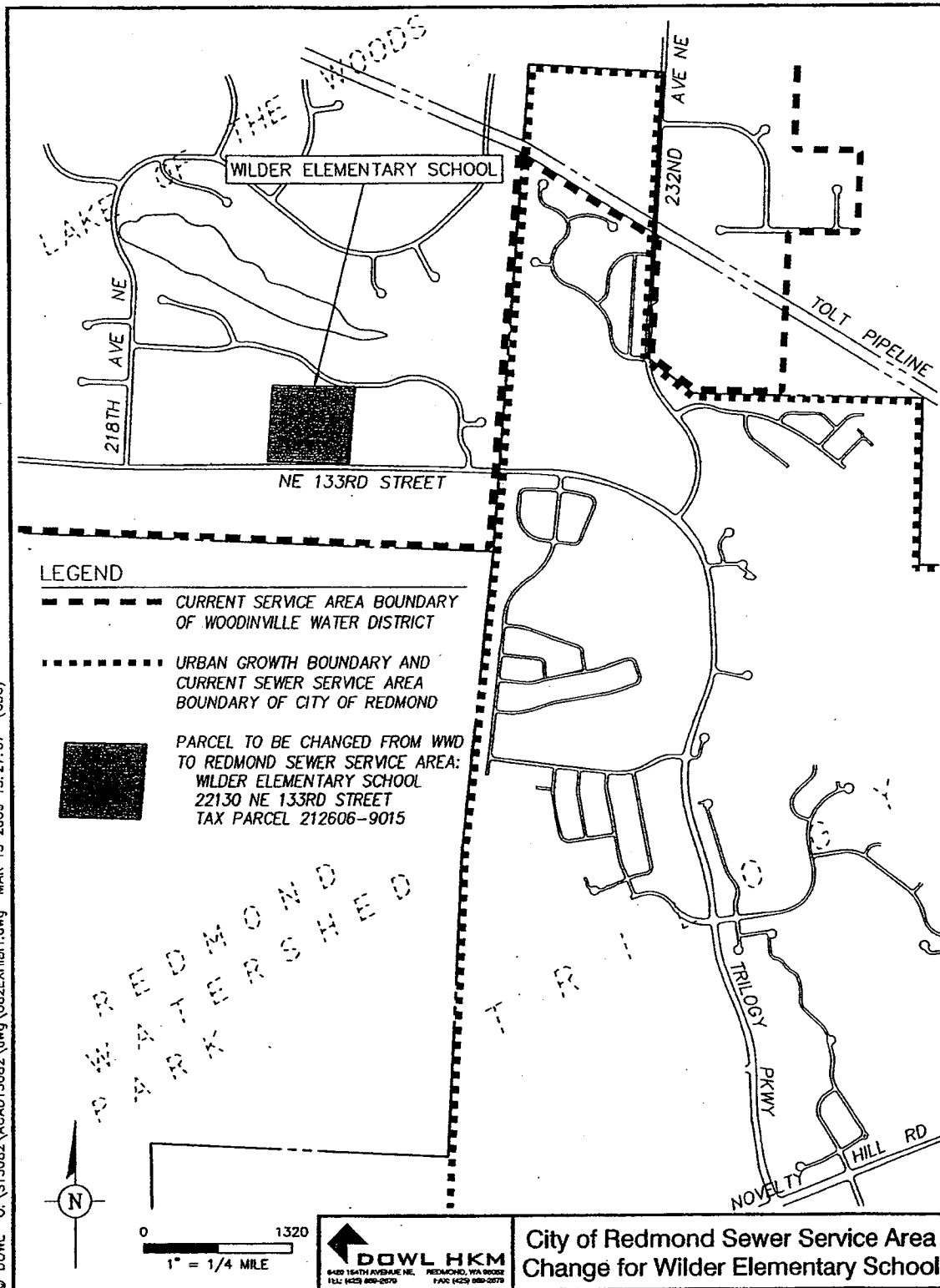
If you require any further information, please don't hesitate to call or write me.

Sincerely,



Richard Whalen  
Whalen Designs  
License 5100150

FIGURE 1



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