

REGULATORY REVIEW COMMITTEE

- MINUTES -

MEETING DATE: February 12, 1999

TO: Building Services Division Staff Land Use Services
Division Staff

Lynn Baugh
Chris Ricketts
Pam Dhanapal
Ken Dinsmore

Mark Carey
Lisa Pringle
Greg Borba
Lanny Henoch
Gordon Thomson

Greg Kipp, Deputy Director
Kevin Wright, Prosecuting Attorney's Office

FM: Sophia Byrd, Code Development Coordinator

Present: Sophia Byrd, Mary Davis, Pam Dhanapal, Ken Dinsmore, Tom Fitzpatrick, Bill Heaton (Environmental Health), Lanny Henoch, Priscilla Kaufmann, Gordon Thomson, Harold Vandergriff, Susan Marlin (Recorder)

Issue:

- 1. Is there any code that would prevent a community drainfield from being allowed on a remote site to serve the Fall City business district and what code revisions would be needed to allow it? (Mary Davis)**

Discussion:

Bill Heaton, from the Eastgate Environmental Health office, attended the meeting to assist in the discussion.

There is concern that the septic systems in the Fall City business district may have current unidentified failures and this may increase over time. A community drain field may be a remedy. A 1992 code interpretation concluded that a drain field must be on the same lot as the development it serves because it is an accessory use, not a primary use of a site. (See attached August 14, 1992 minutes.) However, this interpretation was based on Title 21, which is no longer in effect.

The group agreed that a community drain field use is no different for a subdivision than for a business and that it is correct to fall under the use of a Utility Facility, as defined in the currently effective Zoning Code. K.C.C. 21A.06.1350 defines Utility Facility: "a facility for the distribution or transmission of services to an area; including, **but not limited to** (emphasis added):

- A. Telephone exchanges;
- B. Water pumping or treatment stations;
- C. Electrical substations;
- D. Water storage reservoirs or tanks;
- E. Municipal groundwater well-fields;
- F. Regional stormwater management facilities;
- G. Natural gas gate stations and limiting stations;
- H. Propane, compressed natural gas and liquified natural gas storage tanks serving multiple lots or uses from which fuel is distributed directly to individual users;
- I. Sewer lift stations; and
- J. Pipes, electrical wires and associated structural supports."

Title 21A allows a Utility Facility in all zones as a Permitted Use and a Conditional Use in zones A through R, as shown in K.C.C. 21A.08.060 A, Government/Business Services land uses.

Title 13 (Water and Sewer Systems) is silent on community drain field use in business areas. K.C.C. 13.24.132 speaks to new sewer facilities in rural areas. "New sewer facilities shall be allowed to cross the rural areas only if such facilities are:

- A. Limited to serving areas within an urban growth area, rural city or town;
- B. Tightlined or otherwise subject to access restrictions precluding service to adjacent rural areas; and
- C. Identified in a King County-approved comprehensive sewage system plan and upon a finding that it is technically necessary."

The Facilities and Services chapter of the King County Comprehensive Plan speaks to sewage treatment and disposal. Policies F-317 and F-318 read as though they are defining Fall City:

F317 Collective on-site systems may be used only in the following circumstances in the Rural Area and Natural Resource Lands:

- a. Existing on-site systems are failing within an area and the Seattle-King County Department of Public Health concurs that long-term individual on-site system repairs are not feasible and/or water quality is threatened by the presence of or potential for health hazards resulting from inadequate on-site wastewater disposal methods;

b. An authorized public agency will manage the community system; and

c. The community system is designed only to serve existing structures and lots and cannot be used as a basis to increase density or to expand permitted non-residential uses. Substandard vacant lots must be combined to the extent feasible to meet rural density policies. Management of the community system must be by an authorized public agency.

F318 Temporary community on-site systems may be used in the Urban Growth Area Service Planning Areas when clustering provides large, undeveloped tracts that can be used for the drain field. The collection lines to each building site shall be designed to be compatible with the standards of the sewer utility most likely to provide public sewer services in the future. Management of the collective system must be by an authorized public agency.

Conclusion:

It was agreed that the code does not prevent a community drain field from being allowed on a remote site to serve the Fall City business district. Indeed the Comp Plan policy intends to allow community drain fields in rural areas under certain circumstances, which appear to be present in Fall City. The consensus was to identify the use as a Utility Facility and allow as such. A future amendment to K.C.C. 21A.06.1350 and K.C.C. 13.24.132 to add community drain fields was advised.

Issue:

2. How are we and should we be implementing the minimum density provisions in K.C.C. 21A.12.060? (Gordon Thomson)

Discussion:

K.C.C. Chapter 21A.12.060 speaks to minimum density for residential development in the urban areas designated by the Comprehensive Plan and is based on the tables in K.C.C. 21A.12.030. It was suggested that the Department needs to be more rigorous in the minimum density requirements at the preliminary application stage.

Conclusion:

Sophia will raise this question at a Senior Management Team meeting for policy direction.

SB:sm

Attachment

cc: Bill Heaton, Environmental Health Supervisor