VII. Contiguous and Orderly Development and Provision of Urban Services to Such Development

Chapter II, “Land Use Pattern,” contains policies for phasing development within the Urban Growth Area. An integral component of the phasing process is ensuring that development is accompanied by a full range of urban services. Equally important is ensuring that infrastructure improvements are not provided in advance of development which could undermine the Countywide development pattern. This chapter provides policies which support phasing within the Urban Growth Area and ensure the integrity of the Countywide land development pattern.

FW-29 Planning for and financing of services shall be coordinated among jurisdictions to direct and prioritize Countywide facility improvements to implement the Countywide policies.

FW-30 Jurisdictions shall identify the services needed to achieve adopted service levels. Timelines for constructing needed services shall be identified.

FW-31 Protection of public health and safety and the environment shall be given high priority in decision-making about infrastructure improvements. County residents in both Urban and Rural Areas shall have reasonable access to a high-quality drinking water source meeting all Federal and State drinking water requirements. Management and operation of existing on-site septic systems shall not result in adverse impacts to public health or the environment.

A. General Policies

To ensure that land use is accompanied with the maximum possible use of existing facilities and cost-effective service provisions and extensions, and to encourage development of strong, interrelated communities, policies are needed which integrate a full range of urban services with land-use planning and environmental protection. Urban service definitions should be guided by “public services,” “public facilities,” and “urban governmental services” as defined in RCW 36.70A (Growth Management Act).

Community and human services policies are included under Chapter IV, “Community Character and Open Space,” and transportation policies are included under Chapter III, “Transportation.” Several Countywide planning efforts provide direction for achieving the integration of services, aquifer and natural resource protection, and land use planning. These include the Coordinated Water System Plans, Seattle Regional Comprehensive Water Supply Plan, Groundwater Management Plans, Basin Plans, Chelan Agreement Regional Water Resources Planning Process, Flood Hazard Reduction Plan, Wastewater 2020 Plus, Human Services Strategies Report, and the King County Sewerage General Plan. Furthermore, there are State mandates which affect the provision of services. For example, water resource allocation must accommodate all reasonable out-of-stream needs and maintain sufficient flows for in-stream uses. The following policies transcend Urban and Rural land use designations and apply Countywide.
1. **Urban Services Required as Growth Occurs**

CO-1 Jurisdictions shall identify the full range of urban services and how they plan to provide them.

2. **Conservation, Efficiency, Cost Effectiveness and New Technologies**

CO-2 Jurisdictions and other urban service providers shall provide services and manage natural resources efficiently, through regional coordination, conjunctive use of resources, and sharing of facilities. Interjurisdictional planning efforts shall evaluate approaches to share and conserve resources.

CO-3 Service provision shall be coordinated to ensure the protection and preservation of resources in both Rural Areas and in areas that are developing, while addressing service needs within areas currently identified for growth.

CO-4 All jurisdictions acknowledge the need to develop a regional surface water management system which crosses jurisdictions’ boundaries and identifies and prioritizes program elements and capital improvements necessary to accommodate growth and protect the natural and built environment. The Growth Management Planning Council shall develop and recommend a financing and implementation strategy to meet this need.

CO-5 Water supply shall be regionally coordinated to provide a reliable economic source of water and to provide mutual aid to and between all agencies and purveyors. The region should work toward a mechanism to address the long-term regional water demand needs of all agencies and water purveyors.

CO-6 Aggressive conservation efforts shall be implemented to address the need for adequate supply for electrical energy and water resources, protect natural resources, and achieve improved air quality. Efforts shall include, but not be limited to, public education, water reuse and reclamation, landscaping which uses native and drought-resistant plants and other strategies to reduce water consumption, small lot size, low-flow showerheads, conservation credits, and energy efficiency incentives in new and existing buildings.

CO-7 Water reuse and reclamation shall be encouraged, especially for large commercial and residential developments, and for high water users such as parks, schools, golf courses, and locks.

CO-8 When planning for the future demand on wastewater treatment and conveyance, alternatives to the expansion of the METRO centralized system such as decentralized treatment and other treatment technologies, and wastewater reclamation and reuse shall be identified and incorporated into plans as viable options.

CO-9 The presence of tightline sewers or availability of sewer pipeline capacity and water supply above what is required to meet local needs shall not be used to justify
development counter to the Countywide Policies, and any such land use development proposal shall be denied by the permitting agency.

B. Urban Areas Identified for Growth for the Next Ten Years

The designation of the Urban Growth Area establishes the service area for the County. The detailed arrangement and timing of services and the installation of infrastructure improvements is left to be determined through shorter-term capital improvement plans. To support the densities and land uses of Urban Areas identified for immediate development, urban water and sewer systems are essential to support growth anticipated in the Urban Area over the next ten years. Urban water systems are defined as a network of pipes which are designed to meet all user needs and provide fire protection. Urban sewer systems are defined as a system of pipes providing conveyance to a sewage treatment facility.

Urban Water and Sewer Systems Required

CO-10 In the Urban Area identified for growth within the next ten years, urban water and sewer systems are preferred for new construction on existing lots and shall be required for new subdivisions. However, existing septic systems, private wells, and/or small water systems may continue to serve the developments so long as densities and physical conditions are appropriate, the systems are allowed by the relevant jurisdictions, and management keeps the systems operating properly and safely.

C. Urban Areas Designated for Growth Beyond 2002

In Urban Areas designated for growth beyond 2002, there will be a mix of existing services which may or may not be at urban service levels. The appropriate infrastructure improvements for sewer and water systems will vary according to existing site conditions. New developments should occur contiguous to existing, fully-developed areas so that extension of services occurs in an orderly and cost-effective manner.

Phased and Cost Effective Extension of Urban Water and Sewer Systems

CO-11 To the extent practicable, all new plats shall be contiguous to the areas identified for growth for the next ten years. The phased expansion should respect basin boundaries or other natural landscape features.

CO-12 Preferred sewer and water systems in areas designated for growth beyond 2002 are community drainfields and water systems which are professionally managed. These systems shall be designed, sited, and built to facilitate eventual conversion to urban sewer and water systems. Jurisdictions shall require all known and projected costs of infrastructure improvement to urban service levels be funded at the permitting stage.

CO-13 Urban sewer system extensions in unincorporated King County shall be permitted consistent with the provisions of the King County Sewerage General Plan,
Countywide Policies, and the policies of the jurisdiction in whose potential annexation area the extension is proposed.

D. Rural Areas and Resource Lands

Residents in Rural Areas and resource lands need to have many of the same types of services as Urban Areas. However, the service standards in Rural Areas and resource lands are not at urban levels. Rural water systems are defined as individual or community wells or piped water systems designed to meet all user needs but, in most cases, not providing for fire protection.

Limited Extension of Urban Water and Sewer Systems

CO-14 Sewer expansion shall not occur in Rural Areas and resource lands except where needed to address specific health and safety problems threatening structures permitted before July 1, 1992 or the needs of public facilities such as schools. Sewers may be extended only if they are tightlined and only after a finding is made that no alternative technologies are feasible. Mechanisms to reduce cost and limit the number of individual hookups shall be explored and actions recommended to the Growth Management Planning Council.

CO-15 Urban water system extensions are not preferred in Rural Areas. However, Group A (WAC 246.290.020) water systems are permissible under the following criteria:

   a. Water quality or quantity problems of existing systems as of December 31, 1994, that threaten public health can best be solved by Group A service; or
   b. Group A service is financially feasible at rural densities and shall not be justification for any increase in residential density; prior to approval, the specific number of rural connections shall be specified for the line or system for the total Rural Area being served; and the area has either been approved for Group A service through a King County-adopted coordinated water system plan or has been designated for Group A service through prior establishment of a utility local improvement district or other financial mechanisms.

CO-16 Rural water systems should be provided through private wells or small public systems. In the Rural Area, all new Group A water systems should be operated by a certified water system operator and all new Group B systems should be overseen by the County to ensure they comply with applicable health regulations. If the area to be served is included in the planning area of an existing water purveyor as identified in a Coordinated Water System Plan, the water system should be operated by the purveyor through either satellite management arrangement or by direct service.
VIII. Siting Public Capital Facilities of a Countywide or Statewide Nature

Public capital facilities of a Countywide or statewide nature generally have characteristics that make these facilities extremely difficult to site. Such characteristics include the number of jurisdictions affected or served by the facility, the size of the facility, and the facility’s potential adverse impacts, such as noise, odor, traffic, and pollution generation. The facilities can be either desirable or undesirable to jurisdictions. Some of the facilities are privately owned and regulated by public entities. Facilities also can be owned by the State and used by residents from throughout the State, such as universities and their branch campuses.

The County and the cities need to develop a process for siting public capital facilities with these types of characteristics, including but not limited to, utility and transportation corridors, airports, wastewater treatment plants, solid waste landfills, higher educational facilities, correctional and in-patient treatment facilities and energy-generating facilities.

FW-32 Public capital facilities of a Countywide or statewide nature shall be sited to support the Countywide land use pattern, support economic activities, mitigate environmental impacts, provide amenities or incentives, and minimize public costs. Amenities or incentives shall be provided to neighborhoods/jurisdictions in which facilities are sited. Facilities must be prioritized, coordinated, planned, and sited through an interjurisdictional process established by the Growth Management Planning Council or its successor.

S-1 The Growth Management Planning Council or its successor shall establish a process by which all jurisdictions shall cooperatively site public capital facilities of a Countywide or statewide nature. The process shall include:

a. A definition of these facilities;
b. An inventory of existing and future facilities;
c. Economic and other incentives to jurisdictions receiving facilities;
d. A public involvement strategy;
e. Assurance that the environment and public health and safety are protected; and
f. A consideration of alternatives to the facility, including decentralization, demand management, and other strategies.