

ORDINANCE NO. 5247

AN ORDINANCE relating to the conditions of final plat approval, amending Ordinance No. 2536, Section 1; Ordinance No. 4680, Section 1; Resolution 36058; Resolution 11048, Section IV (D) and K.C.C. 19.28.050.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 2536, Section 1; Ordinance 4680, Section 1, Resolution 11048, Section IV (D) and KCC 19.28.050 are each hereby amended to read as follows:

Qualifications governing approval of plat.

(a) PRELIMINARY APPROVAL. Council approval of the preliminary plat shall furnish a firm basis upon which the applicant may proceed with development of the subdivision and preparation of the final plat subject only to all the conditions of preliminary approval imposed on the preliminary plat.

(b) REVISIONS. The Building and Land Development Division may approve minor changes or revisions as are deemed necessary to the interests and needs of the community, consistent with the adopted policies and standards of the county.

(c) ENGINEERING DETAILS. Subsequent approval of the engineering details of the proposed streets, storm drainage, sanitary sewer and water systems and other proposed public facilities by the county engineer and the King County Department of Public Health will be required prior to the approval of the final plat.

(d) APPROVAL TIME. Preliminary approval shall be effective for a period of twenty-four months unless, upon written request of the applicant the Building and Land Development Division grants an extension for up to twelve months. A second extension

1 for up to twelve months may be granted by motion by the County
2 Council if the Council determines that the applicant has made
3 substantial progress in complying with the conditions of
4 preliminary plat and that it would be inequitable to require the
5 applicant to reapply for a new preliminary plat approval. If
6 the final plat has not been recorded within this time limit, the
7 preliminary plat must again be submitted to the Building and
8 Land Development Division with a new application.

9 (e) In subdivisions that are to be recorded in divisions,
10 the second division may be granted twelve additional months to
11 satisfy final plat requirements, following the recording of the
12 first division. Should the first division be recorded within
13 the twenty-four month period or should succeeding divisions be
14 recorded within the twelve month period, the number of months
15 remaining in said twenty four or twelve month periods may be
16 added to the twelve month preliminary approval period for
17 succeeding divisions. This procedure may be repeated for as
18 many twelve-month periods as there are divisions; provided that
19 said approval extensions shall not exceed forty-eight months from
20 the date of preliminary approval. If the final plat for any
21 succeeding division is not filed within the authorized twelve-
22 month period, preliminary plat approval for that division and
23 for all succeeding divisions shall be come void.

24 (f) In granting extensions authorized pursuant to
25 subsection (e), the county may impose administratively additional
26 conditions for final approval, consistent with then current
27 county adopted standards and policies.

28 (g) Conditions imposed administratively on divisions
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1 for which extensions have been approved may be appealed to the
2 zoning and subdivision examiner pursuant to KCC 20.24.

3 INTRODUCED AND READ for the first time this 17th day
4 of November, 1980.

5 PASSED this 15th day of December 1980.

7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9 Bill Reams
10 Chairman

11 ATTEST:

12 Gerald A. Peterson
13 Deputy Clerk of the Council

14 Approved this 22d day of December, 1980.

16 [Signature]
17 King County Executive