

July 12, 1989
MMcF/hdm/0479H

Bruce Laing
Introduced by: Ron Sims, Gary Grant

Proposed No.: 89-550

ORDINANCE NO. **9043**

AN ORDINANCE relating to subdivisions; amending application requirements for preliminary plats; amending Resolution 11048, Section IV.A(3), and K.C.C. 19.28.030 and declaring an emergency.

PREAMBLE:

1. It has been the ongoing practice of the Building and Land Development Division to require the submission of Certificates of Availability for water and sewer services as a part of the application for preliminary plat approval. This practice is based on BALD's longstanding interpretation of the requirements of KCC 19.08.270 and 19.28.020 as well as 19.28.030, and is consistent with the rules and regulations of the Seattle/King County Health Department.

2. One of the fundamental purposes of the subdivision review process is to assure that adequate facilities and services are available to serve the proposed plat.

3. It is incumbent on an applicant to demonstrate availability of a water supply sufficient in terms of quality and quantity both for domestic and fire flow purposes.

4. Certain water districts in King County have issued Certificates of Availability in excess of their current ability to provide water, and therefore have concluded that they will not issue additional Certificates.

5. In the past, there have been instances where Certificates of Sewer Availability were issued by public purveyors, without regard for the ability of Metro to provide interceptor or treatment plant capacity, resulting in a need for intensive review of sewage handling issues relative to plat applications.

6. Any ambiguities in the county subdivision code as to whether certificates or letters of approval are mandatory should be clarified to reaffirm the county's intent to require the submittal of plat applications which can reasonably be processed to approval.

7. The changes proposed in this ordinance will clarify the ambiguities alleged to exist in the current code provisions.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 11048, Section IV.A(3) and K.C.C. 19.28.030 are hereby amended to read as follows:

((~~Identification, -description-and-delineation-of-existing-and proposed-conditions-shown-on-plat~~)) Preliminary Plat Application - Required Contents.

A. IDENTIFICATION AND DESCRIPTION.

1. Proposed name of the subdivision;
2. Location by section, township and range, or by other legal description;
3. Name and address of developer;
4. Name, address and seal of registered engineer or of registered land surveyor;
5. Scale of plat, date and northpoint;
6. Contours of topography;
7. ((~~Source-of-water-supply~~)) Certificate of Water

Availability from public purveyor or health department approval of adequate on-site supply;

8. ((~~Method-of-sewage-disposal~~)) Letter of approval of on-site sewage disposal method from Seattle-King County Health Department, if on-site treatment is proposed, or a Certificate of Sewer Availability from the public purveyor if the site is in the Local Service Area of the Sewerage General Plan and public sewers are proposed to be used;

9. Land use zoning classification;
10. Tree planting (if any).

B. DELINEATION OF EXISTING CONDITIONS.

1. Boundary line of proposed subdivision indicated by solid heavy line;

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2. Location, widths and names of all existing or prior platted streets or other public ways, railroad and utility rights-of-way, parks and other public open spaces, permanent buildings and structures, and section and municipal corporation lines, within or adjacent to the tract;

3. In case of a replat, the lots, blocks, streets, alleys, easements, parks and building lines (if any) of the original plat being vacated shall be shown by dotted lines in their proper position in relation to the new arrangement of the plat, the new plat being clearly shown in solid lines so as to avoid ambiguity;

4. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating pipe sizes, grades and exact location, as obtained from public records;

5. Boundary lines of adjacent tracts of unsubdivided and subdivided land, showing owners, indicated by dotted lines for a distance of one hundred feet;

6. Existing zoning of proposed subdivision and adjacent tracts in zoned areas;

7. Contours at five-foot intervals, or established in reference to coast geodetic upland datum (aerial survey datum) if available.

C. DELINEATION OF PROPOSED CONDITIONS.

1. Layout of streets, their names and widths and also the widths of alleys, crosswalkways and easements. The names of the several streets, avenues and highways shall conform as far as practicable to the names of the corresponding streets, avenues and highways in the abutting or adjacent city, town or subdivision and to the general system of naming in use by said city, town or subdivision or county;

2. Layout, numbers and dimensions of lots;

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3. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision;

4. Building setback lines, showing dimensions.

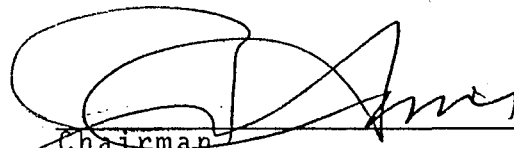
SECTION 2. The Director of the Parks, Planning and Resources Department is directed to provide the council with a proposed ordinance revising the existing code provisions to clearly describe the complete application requirements for submittal of preliminary plats by September 30, 1989. This ordinance shall reinforce the importance of assuring that public sewer and water infrastructure are actually available or feasible within a reasonably foreseeable time period, before preliminary plats are processed.

SECTION 3. The county council finds as a fact and declares that an emergency exists and that this ordinance is necessary for the immediate preservation of public peace, health or safety or for the support of county government and its existing public institutions.

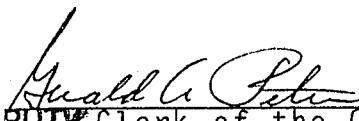
INTRODUCED AND READ for the first time this 10th day of July, 1989.

PASSED this 13th day of July, 1989.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chairman

ATTEST:


DEPUTY Clerk of the Council

APPROVED this _____ day of _____, 1989.