

January 26, 1994

Introduced by: CHRISTOPHER VANCE

Proposed No.: 93-900

ORDINANCE NO. 11254

AN ORDINANCE relating to condominiums; including cross references to the Washington Condominium Act; amending Ordinance 6465, Sections 3 and 8, and K.C.C. 19.34.010 and 19.34.060.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 6465, Section 3, and K.C.C.

19.34.010 are hereby amended to read as follows:

Applicability. A. This process may be used to divide land by the owner of any legal lot which is to be developed for residential condominiums pursuant to RCW 64.32 or RCW 64.34. A binding site plan for a residential condominium project shall be based on either a recorded final planned unit development, a building permit issued for the entire project, or a conceptual site plan as set forth in K.C.C. 19.34.040 of this chapter.

B. This process is separate from other site plan review processes including the P-Suffix provisions of Chapter 21.46, the mobile home park plan provisions of Chapter 21.09, the planned unit development provisions of Chapter 21.56 and the manufacturing park site plan provisions of Chapter 21.34, and shall not be construed to substitute for the requirements of such processes.

SECTION 2. Ordinance 6465, Section 8, and K.C.C.

19.34.060 are hereby amended to read as follows:

Recording. The proposed binding site plan approved by the manager shall be recorded with the records and elections division within thirty days of approval. Upon recording, the site plan shall be binding on the owner, his heirs and assigns, and shall permit the division of land within the site.

Divisions shall only be permitted upon the filing of a declaration, and a survey map and plans under the Horizontal Property Regimes Act, RCW ((Chapter)) 64.32 ((RCW)), or the Condominium Act, RCW 64.34, as applicable, provided the

1 structure or structures, road and parking systems, and related
2 facilities substantially conform to the recorded binding site
3 plan.

4 INTRODUCED AND READ for the first time this 24th day of

5 January, 1994.

6 PASSED this 7th day of March, 1994.

7
8 KING COUNTY COUNCIL
9 KING COUNTY, WASHINGTON

10
11 Kent Puller
12 Chair

13
14
15
16 ATTEST:

17
18
19 Gerald A. Peterson
20 Clerk of the Council

21 APPROVED this 18th day of March, 1994.

22
23
24
25
26
27 Gary Fisher
28 King County Executive

29
30 Attachments: None

31
Passed by a vote of 9 to 0.