

June 28, 1995
Vashon: CW

Introduced By:

Pete von Reichbauer

Proposed No.:

95-399

ORDINANCE NO. **11901**

AN ORDINANCE relating to establishment of review procedures and fees for lot line corrections and amending Ordinance 11619, Section 15, as amended, Ordinance 9543, Section 16, Resolution 11048, Section II, as amended and K.C.C. 19.08.010 and adding a new section to K.C.C. 19.08; and amending Ordinance 11141, Section 27, Ordinance 10177, Section 25, Ordinance 9719, Section 15, Ordinance 9226, Section 14, Ordinance 8943, Section 14, Ordinance 8385, Section 11, Ordinance 8330, Section 23 and K.C.C. 27.28.020.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 11619, Section 15 as amended, Ordinance 9543, Section 16, Resolution 11048, Section II as amended and K.C.C. 19.08.010 are hereby amended to read as follows:

Applicability. This title shall apply to all divisions of land into two or more lots or tracts, for the purpose of sale, lease or transfer of ownership. Except as provided herein the provisions of this title shall not apply to:

A. Cemeteries and other burial plots while used for that purpose.

B. Any division of land into lots or tracts each one of which is twenty acres or larger, or in the case of zone classifications requiring a minimum lot area greater than twenty acres, each of which complies with the lot area requirements of that classification. Once the original parcel is subdivided into its maximum number of lots or tracts allowed under this section, no additional subdivision of these lots or tracts shall be done except through the subdivision or short subdivision process.

C. Any division of land made by testamentary provisions or the laws of descent. Any development on lots created by this means must comply with all applicable development regulations, including zoning.

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1 D. Any division of land into lots or tracts consistent with R.C.W. 58.17.040, Section 7
2 for which a residential condominium binding site plan has been recorded in accordance with
3 the provisions set forth in K.C.C. 19.34, Residential Condominium Binding Site Plan.

4 E. Any transfer of land to a public body, or any division of land solely for the
5 installation of electric power, telephone, water supply, sewer service or other utility facilities
6 of a similar or related nature provided that no more than four lots are created and provided
7 further that any remaining lot or lots which are not consistent with King County zoning,
8 access, or health requirements shall not be considered as building sites by King County.

9 F. A division made for the purpose of alteration by adjusting boundary lines, between
10 platted or unplatted lots or both, which does not create any additional lot, tract, parcel, site, or
11 division nor create any additional lot, tract, parcel, site, or division which contains
12 insufficient area and dimension to meet minimum requirements for width and area for a
13 building site, provided the adjustment is reviewed and approved as set forth in K.C.C.
14 19.08.112 or in Section 2 of this Ordinance.

15 NEW SECTION. SECTION 2. There is hereby added to K.C.C. 19.08 a new section to
16 read as follows:

17 Boundary Line Correction. Any proposed adjustment of boundary lines which meets
18 the criteria established in this section may be reviewed and approved by the director using the
19 procedures specified in this section.

20 A. Boundary Line Correction review procedures may be applied to lot line adjustments
21 which meet all of the following criteria:

- 22 1. A survey by a land surveyor as defined by K.C.C. 19.04.430 determines that:
 - 23 a. the current legal description incorrectly identifies a property line location which is
 - 24 inconsistent with a location recognized by property owners thorough established use, or
 - 25 b. there is a defect in the recorded legal description which creates gaps or overlaps
 - 26 between existing lot lines.
- 27 2. All affected property owners agree with the proposed legal description resulting
- 28 from the proposed lot line correction.

29 B. Adjustments meeting the criteria established for Boundary Line Corrections as
30 specified in Subsection A will be reviewed by the department as follows:

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1. Applications made to the department shall include:

- a. a completed application form containing information sufficient to enable the department review of the proposed adjustment;;
- b. a survey map prepared by a licensed land surveyor showing:
 - (1) the existing incorrect and proposed correct lot line(s); and
 - (2) the existing incorrect and proposed correct legal description; and
 - (3) text designating the proposed lot line(s) and the corresponding corrected legal description as the legal property line(s); and
- c. a notarized affidavit signed by all affected property owners stating that they agree to the proposed adjustment described within the survey map; and
- d. the payment of applicable fees.

2. The department shall review the complete application package submitted and approve or deny the proposed correction in accordance with the substantive provisions of K.C.C. 19.08.010 (F).

C. Boundary line correction approvals shall expire if a copy of the approved boundary correction is not recorded within one year of approval.

SECTION 3. Ordinance 11141, Section 27, Ordinance 10177, Section 25, Ordinance 9719, Section 15, Ordinance 9226, Section 14, Ordinance 8943, Section 14, Ordinance 8385, Section 11; Ordinance 8330, Section 23 and K.C.C. 27.28.020 are hereby amended to read as follows:

Subdivision - preliminary application review fees.

A. Preliminary Short Subdivisions.

- 1. Short subdivision - base: \$ 1,111.00
- plus per lot 140.00
- 2. Revision to approved preliminary: 898.00
- 3. Short subdivision alteration: 1,245.00

B. Preliminary Subdivisions.

1. Initial application,

- a. 50 lots or less - Base fee: \$12,955.00
- Plus per lot fee: 167.00

1	b. More than 50 lots - Base fee:	22,208.00
2	Plus per lot fee:	37.00
3	c. Surcharge for applications utilizing the lot clustering or flexible yard	
4	provisions of K.C.C. 21.08.080 E., 21.20.050 D., 21.21A.080, 21.23.070, 21.25.050,	
5	21.21A.080, or 21.48.270 (percent of initial fee):	10.00%
6	d. Major revision requiring new public hearing:	3,886.00
7	e. Minor revisions submitted after preliminary approval	
8	(not necessitating additional hearings):	925.00
9	2. Local service area boundary adjustments:	297.00
10	3. Subdivision alterations or subdivision vacations-	
11	a. with public hearing:	\$ 3,886.00
12	b. without public hearing:	1,944.00
13	4. Supplemental fee - a surcharge for applications involving significant	
14	environmental sensitive areas (percent of total initial fee):	10.00%
15	5. Supplemental fee - Remanded applications, (percent of total original application	
16	fee):	50.00%
17	C. Preliminary Planned Unit Development (PUD).	
18	1. Initial application	
19	a. 50 units or less - Base fee:	\$ 12,955.00
20	Plus per acre fee:	167.00
21	Plus per unit fee:	18.50
22	b. More than 50 units - Base fee:	22,207.50
23	Plus per acre fee:	37.00
24	Plus per unit fee:	18.50
25	2. Local service area boundary adjustments:	250.00
26	3. Minor revisions submitted after preliminary approval (not necessitating additional	
27	hearings):	925.00
28	4. Supplemental fee - Remanded applications, (percent of	
29	original total application fee):	50.00%
30	5. Major revision requiring new public hearing:	3,886.00

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D. Binding Site Plan (including commercial binding site plans).

1. Planned unit development based plan:	3,490.00
2. Building permit based plan:	4,862.00
3. Conceptual plan:	5,733.00
4. Revision to a preliminary approved plan:	1,112.00
5. Revision to a final binding site plan:	1,996.00
E. Boundary line adjustment:	574.00
F. Boundary line correction:	200.00

INTRODUCED AND READ for the first time this 5th day of

June, 1995.

PASSED by a vote of 11 to 0 this 24th day of July,
1995.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Kent Pullen
Chair

ATTEST:

Gerald A. Peterson
Clerk of the Council

APPROVED this 4th day of August, 1995.

Jimmy Lohman
King County Executive

Attachments: