September 25, 1996
October 28, 1996 clerk
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Introduced By: Kent Pullen

Proposed No.:

96-694

ORDINANCE NO. **12509**

AN ORDINANCE relating to subdivisions amending Resolution
11048, Section IV A(4), as amended and K.C.C. 19.28.050.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 11048, Section IV A(4), as amended and K.C.C. 19.28.050 are

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 department of development and environmental services 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. 1. For all plats receiving preliminary approval such approval shall be

effective for a period of sixty months.

2. All preliminary plats with approval as of July 1, 1996 that are unable to develop due to

imposition of a water moratorium shall be granted an extension by ordinance by the Metropolitan King

County Council effective for a period of twelve months after official notice that the moratorium has

been lifted; provided however, that no plats receiving preliminary approval after July 1, 1996 shall be

eligible for this extension. In order to obtain this extension an applicant must make a written request to

the clerk of the Metropolitan King County Council within one year of the effective date of this

ordinance. In granting an extension pursuant to D.2, the council may impose additional conditions for

final approval consistent with the current county adopted standards and policies in effect at the time

such extension is granted.

((2))3. If the final plat is being developed in divisions, and final plats for all of the divisions have not been recorded within the time limits provided in this section, preliminary plat approval for all unrecorded divisions shall become void. The preliminary plat for any unrecorded divisions must again be submitted to the department with a new application, subject to the fees and regulations applicable at the time of submittal.

((3))4. This section shall apply to all preliminary plats which are pending and plats which have received preliminary approval as of July 23, 1995, and all preliminary plat applications filed after that date.

Plats in UPD's. A UPD permit, fully contained community (FCC) permit, or development agreement approved pursuant to K.C.C. 21A.39 may extend the preliminary approval period beyond sixty months for any preliminary plat approved simultaneous or subsequent to the UPD permit or FCC permit. Such extensions may be made contingent upon satisfying conditions set forth in the UPD permit, FCC permit, or development agreement. In no case shall the extended preliminary approval period exceed the expected buildout time period of the UPD or FCC as provided in the UPD permit, FCC permit, or development agreement. This section shall apply to any approved UPD permit, FCC permit, or development agreement in existence on the date of adoption of this section, or approved subsequent to the adoption of this section.

INTRODUCED AND READ for the first time this _26th_ day of _August_ , 19_96_

PASSED by a vote of _13_ to _0_ this _28th_ day of _October_ , 19_96_

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

_____
Chair

ATTEST:

_____
Clerk of the Council

APPROVED this _8th_ day of _November_, 19_96_.

_____
King County Executive

Attachments: None

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