



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

May 22, 2001

Ordinance 14113

Proposed No. 2001-0180.2

Sponsors Sullivan

1 AN ORDINANCE relating to four to one program
2 preliminary plat approval periods; and amending Ordinance
3 13694, Section 56, and K.C.C. 19A.12.020.
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7 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

8 SECTION 1. Findings. For the purpose of accomplishing the goals of the
9 Countywide Planning Policies, and the 1994 King County Comprehensive Plan, as
10 amended, the metropolitan King County council makes the following legislative findings:

11 A. King County adopted the Countywide Planning Policies, the 1994 King
12 County Comprehensive Plan, and the 2000 amendments thereto, consistent with the
13 requirements of the Washington state Growth Management Act (GMA).

14 B. The metropolitan King County council established a four to one program in
15 the 1994 King County Comprehensive Plan (KCCP), Policies I-204 and I-205, as restated
16 in Policies P-121 through 126 in the 2000 amendments, to actively pursue the dedication
17 of open space in the county.

18 C. The Central Puget Sound Growth Management Hearings Board, in the
19 Vashon-Maury, et al. v. King County case, upheld the county's four to one program,
20 calling it "the type of innovative land use management technique that the act (GMA)
21 encourages." The open spaces dedicated to the county as part of the four to one program
22 will provide valuable benefits to the public and to the county's park and open space
23 system.

24 D. Preliminary plats under the four to one program are required to dedicate the
25 full open space for the entire plat to the county as part of the recording of the final plat
26 for the first division unless otherwise specified in the approved preliminary plat. This
27 early dedication of the entire open space satisfies the primary condition for adding the
28 property to the four to one program. The remaining plat divisions may require significant
29 additional time to complete final platting due to the project size and conditions related to
30 the four to one program.

31 SECTION 2. Ordinance 13694, Section 56, as amended, and K.C.C. 19A.12.020,
32 are each amended as follows:

33 **Preliminary approval of subdivision.**

34 A. Preliminary subdivision approval shall be effective for a period of sixty
35 months.

36 B. Preliminary subdivision approval shall be considered the basis upon which the
37 applicant may proceed toward development of the subdivision and preparation of the
38 final plat subject to all conditions of the preliminary approval.

39 C. If the final plat is being developed in divisions, and final plats for all of the
40 divisions have not been recorded within the time limits provided in this section,

41 preliminary subdivision approval for all unrecorded divisions shall become void. The
42 preliminary subdivision for any unrecorded divisions must again be submitted to the
43 department with a new application, subject to the fees and regulations applicable at the
44 time of submittal.

45 D. An urban planned development permit, fully contained community permit, or
46 development agreement approved pursuant to K.C.C. chapter 21A.39 may extend the
47 preliminary approval period beyond sixty months for any preliminary subdivision
48 approved simultaneous or subsequent to the urban planned development permit or fully
49 contained community permit. Such extensions may be made contingent upon satisfying
50 conditions set forth in the urban planned development permit, fully contained community
51 permit or development agreement. In no case shall the extended preliminary approval
52 period exceed the expected buildout time period of the urban planned development or
53 fully contained community as provided in the urban planned development permit, fully
54 contained community permit or development agreement. This section shall apply to any
55 approved urban planned development permit, fully contained community permit or
56 development agreement in existence on January 1, 2000, or approved subsequent to
57 January 1, 2000.

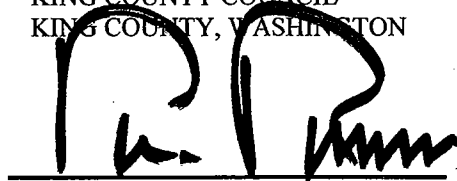
58 E. For any plat with more than four hundred lots that is also part of the county's
59 four to one program, the preliminary subdivision approval shall be effective for eighty-
60 four months. This subsection applies to any preliminary plat approved by the council
61 and/or the hearing examiner on or after January 1, 1998, that relates to a four to one
62 program with proposed plats containing more than four hundred lots.

Ordinance 14113

Ordinance 14113 was introduced on 3/19/01 and passed by the Metropolitan King County Council on 5/21/01, by the following vote:

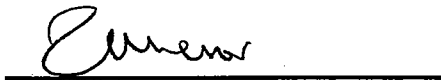
Yes: 12 - Mr. von Reichbauer, Ms. Miller, Ms. Fimia, Mr. Phillips, Mr. Pelz,
Mr. McKenna, Ms. Sullivan, Mr. Nickels, Mr. Pullen, Mr. Gossett, Mr.
Thomas and Mr. Irons
No: 0
Excused: 1 - Ms. Hague

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



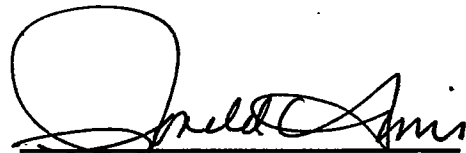
Pete von Reichbauer, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 1 day of June, 2001.



Ron Sims, County Executive

Attachments None