



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

April 17, 2018

Ordinance 18710

Proposed No. 2017-0436.2

Sponsors Dembowski

1 AN ORDINANCE relating to permitting and zoning, and
2 amending Ordinance 13694, Section 65, as amended, and
3 K.C.C. 19A.16.050, Ordinance 12196, Section 9, as
4 amended, and K.C.C. 20.20.020, and adding a new section
5 to K.C.C. chapter 19A.16 and repealing Ordinance 9544,
6 Section 18, as amended, and K.C.C. 20.22.260.

7 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

8 SECTION 1. Ordinance 13694, Section 65, as amended, and K.C.C. 19A.16.050
9 are each hereby amended to read as follows:

10 The following information shall be shown on a final plat or final short plat:

11 A. Name of subdivision and department file number for final plats or department
12 file number for final short plats;

13 B. Location by section, township and range, and by legal description;

14 C. The signature and seal of the land surveyor;

15 D. Survey map requirements as specified in chapter 332-130 WAC and chapter
16 58.09 RCW;

17 E. Boundary of plat or short plat based on relative accuracy procedures or field
18 traverse standards, and meeting or exceeding those standards specified in WAC 332-130-
19 090;

20 F. Exact location, width and name of all streets within and adjoining the plat or
21 short plat, and the exact location and widths of all alleys. The naming of a street shall
22 conform to the county's process for naming streets;

23 G. Courses and distances to the nearest established street lines or official
24 monuments that shall accurately describe the location of the plat or short plat;

25 H. Municipal, township, county or section lines accurately tied to the lines of the
26 plat or short plat distances and courses;

27 I. All easements for rights-of-way provided for public utilities;

28 J. Lots designated by number on the plat or short plat within the area of the lot,
29 and tracts similarly designated by letter. Each tract shall be clearly identified with the
30 ownership, purpose and maintenance responsibility;

31 K. Blocks in numbered additions to plats bearing the same name may be
32 numbered or lettered consecutively through the several additions;

33 L. Accurate location of all existing and proposed permanent control monuments
34 at each corner of the subdivision or short subdivision consistent with RCW 58.17.240 and
35 at all road intersections and curve control points that fall within the pavement;

36 M. A traverse line established along the shore not more than twenty feet
37 landward of the ordinary high water mark when a subdivision or short subdivision
38 borders on a body of water. This line shall be labeled "Plat traverse line" or "Short plat
39 traverse line", as applicable, on the final plat or short plat documents;

40 N. Accurate boundary delineation for any areas to be dedicated or reserved for
41 public use, along with the purposes of the use indicated thereon; and the accurate
42 delineation of any areas to be reserved by deed covenant for common uses of all property

43 owners;

44 O. The boundary description of the property being platted or short platted
45 matching the description recorded in the most recent real estate transfer document
46 encompassing the property. If the description is incorrect, a true and exact description
47 shall be shown upon the plat or short plat together with the original description. The
48 original description shall be labeled "original description" and the true and exact
49 description shall be labeled "surveyor's corrected description." The surveyor's corrected
50 description shall be preceded by the verbiage: "The intent of the original description is to
51 encompass all of the property described within the surveyor's corrected description";

52 P. Dedication with notarized acknowledgments by all parties having an
53 ownership interest, as required by RCW 58.17.165 and K.C.C. 19A.04.230,
54 acknowledging the adoption of the plat and the dedication of streets and other public
55 areas. Dedications by corporations shall include corporate acknowledgment and
56 dedications by individuals shall include individual acknowledgment;

57 Q. Restrictions, title encumbrances and notes required by the conditions of
58 approval;

59 R. Certification by a land surveyor to the effect that the plat or short plat
60 correctly represents a survey made by the surveyor, or under the surveyor's direction, and
61 that the existing monuments are located as shown on the final plat or final short plat;

62 S. Approval and signature blocks for the department, the department of
63 assessments and the finance and business operations division; and

64 T. (~~Approval of the county council to the extent such approval is required; and~~
65 U.)) Recording certificate required for the signature of the records and licensing

66 services division.

67 NEW SECTION. SECTION 2. There is hereby added to K.C.C. chapter 19A.16
68 a new section to read as follows:

69 A. As authorized by and subject to the requirements of chapter 58.17 RCW, the
70 council hereby delegates final plat approval to the director.

71 B. Before approval, the director shall certify that:

72 1. Appropriate provisions are made for the public health, safety and general
73 welfare and for such open spaces, drainage ways, streets or roads, alleys, other public
74 ways, transit stops, potable water supplies, sanitary wastes, parks and recreation,
75 playgrounds, schools and school grounds and all other relevant facts, including sidewalks
76 and other planning features that assure safe walking conditions for students who only
77 walk to and from school;

78 2. The public use and interest will be served by the subdivision or dedication, or
79 both; and

80 3. The final plat is consistent with applicable laws, regulations and adopted
81 policies, including, but not limited, to the requirements of this title and chapter 58.17
82 RCW.

83 C. Before recording, the director shall send electronic notice of the department's
84 final plat approval to the councilmember in whose district the project is located and the
85 clerk of the council, who shall retain the original email and provide an electronic copy to
86 all councilmembers, the council chief of staff, the policy staff director and the lead staff
87 for the transportation, economy and environment committee, or its successor.

88 SECTION 3. Ordinance 12196, Section 9, as amended, and K.C.C. 20.20.020 are

89 each hereby amended to read as follows:

90 A. Land use permit decisions are classified into four types, based on who makes
91 the decision, whether public notice is required, whether a public hearing is required
92 before a decision is made and whether administrative appeals are provided. The types of
93 land use decisions are listed in subsection E. of this section.

94 1. Type 1 decisions are made by the director, or (~~his or her~~) designee,
95 ("director") of the department of permitting and environmental review ("department").

96 Type 1 decisions are nonappealable administrative decisions.

97 2. Type 2 decisions are made by the director. Type 2 decisions are discretionary
98 decisions that are subject to administrative appeal.

99 3. Type 3 decisions are quasi-judicial decisions made by the hearing examiner
100 following an open record hearing. Type 3 decisions may be appealed to the county
101 council, based on the record established by the hearing examiner.

102 4. Type 4 decisions are quasi-judicial decisions made by the council based on
103 the record established by the hearing examiner.

104 B. Except as provided in K.C.C. 20.44.120A.7. and 25.32.080 or unless
105 otherwise agreed to by the applicant, all Type 2, 3 and 4 decisions included in
106 consolidated permit applications that would require more than one type of land use
107 decision process may be processed and decided together, including any administrative
108 appeals, using the highest-numbered land use decision type applicable to the project
109 application.

110 C. Certain development proposals are subject to additional procedural
111 requirements beyond the standard procedures established in this chapter.

112 D. Land use permits that are categorically exempt from review under SEPA do
 113 not require a threshold determination (determination of nonsignificance ["DNS"] or
 114 determination of significance ["DS"]). For all other projects, the SEPA review
 115 procedures in K.C.C. chapter 20.44 are supplemental to the procedures in this chapter.

116 E. Land use decision types are classified as follow:

TYPE 1	(Decision by director, no administrative appeal)	Temporary use permit for a homeless encampment under K.C.C. 21A.45.010, 21A.45.020, 21A.45.030, 21A.45.040, 24A.45.050, 21A.45.060, 21A.45.070, 21A.45.080 and 21A.45.090; building permit, site development permit, or clearing and grading permit that is not subject to SEPA, that is categorically exempt from SEPA as provided in K.C.C. 20.20.040, or for which the department has issued a determination of nonsignificance or mitigated determination of nonsignificance; boundary line adjustment; right of way; variance from K.C.C. chapter 9.04; shoreline exemption; decisions to require studies or to approve, condition or deny a development proposal based on K.C.C. chapter 21A.24, except for decisions to approve, condition or deny alteration exceptions; approval of a conversion-option harvest plan; a binding site plan for a condominium that is based on a recorded final planned unit development, a building
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		<p>permit, an as-built site plan for developed sites, a site development permit for the entire site; approvals for agricultural activities and agricultural support services authorized under K.C.C. 21A.42.300; <u>final short plat</u>; <u>final plat</u>.</p>
<p>TYPE 21,2</p>	<p>(Decision by director appealable to hearing examiner, no further administrative appeal)</p>	<p>Short plat; short plat revision; short plat alteration; zoning variance; conditional use permit; temporary use permit under K.C.C. chapter 21A.32; temporary use permit for a homeless encampment under K.C.C. 21A.45.100; shoreline substantial development permit³; building permit, site development permit or clearing and grading permit for which the department has issued a determination of significance; reuse of public schools; reasonable use exceptions under K.C.C. 21A.24.070.B; preliminary determinations under K.C.C. 20.20.030.B; decisions to approve, condition or deny alteration exceptions under K.C.C. chapter 21A.24; extractive operations under K.C.C. 21A.22.050; binding site plan; waivers from the moratorium provisions of K.C.C. 16.82.140 based upon a finding of special circumstances.</p>
<p>TYPE 31</p>	<p>(Recommendation by director, hearing and</p>	<p>Preliminary plat; plat alterations; preliminary plat revisions.</p>

	decision by hearing examiner, appealable to county council on the record)	
TYPE 41,4	(Recommendation by director, hearing and recommendation by hearing examiner decision by county council on the record)	Zone reclassifications; shoreline environment redesignation; urban planned development; special use; amendment or deletion of P suffix conditions; plat vacations; short plat vacations; deletion of special district overlay.

117 ¹ See K.C.C. 20.44.120.C. for provisions governing procedural and substantive SEPA
 118 appeals and appeals of Type 3 and 4 decisions to the council.

119 ² When an application for a Type 2 decision is combined with other permits requiring
 120 Type 3 or 4 land use decisions under this chapter, the examiner, not the director, makes
 121 the decision.

122 ³ A shoreline permit, including a shoreline variance or conditional use, is appealable to
 123 the state Shorelines Hearings Board and not to the hearing examiner.

124 ⁴ Approvals that are consistent with the Comprehensive Plan may be considered by the
 125 council at any time. Zone reclassifications that are not consistent with the
 126 Comprehensive Plan require a site-specific land use map amendment and the council's
 127 hearing and consideration shall be scheduled with the amendment to the Comprehensive
 128 Plan under K.C.C. 20.18.040 and 20.18.060.

129 F. The definitions in K.C.C. 21A.45.020 apply to this section.

130 SECTION 4. Ordinance 9544, Section 18, as amended, and K.C.C. 20.22.260 are

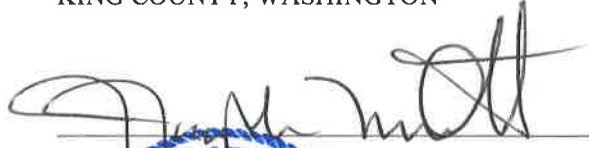
131 each hereby repealed.

132

Ordinance 18710 was introduced on 10/23/2017 and passed by the Metropolitan King County Council on 4/16/2018, by the following vote:

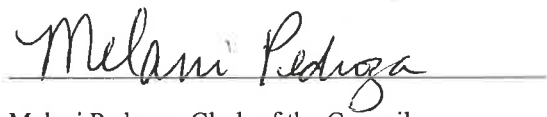
Yes: 8 - Mr. von Reichbauer, Mr. Gossett, Ms. Lambert, Mr. McDermott, Mr. Dembowski, Mr. Upthegrove, Ms. Kohl-Welles and Ms. Balducci
No: 0
Excused: 1 - Mr. Dunn

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



J. Joseph McDermott, Chair

ATTEST:



Melani Pedroza, Clerk of the Council



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2018 APR 20 AM 9:30
CLERK
KING COUNTY COUNCIL

APPROVED this 18 day of APRIL, 2018.



Dow Constantine, County Executive

Attachments: None