

1 April 5, 1989
0556D/MC/rr

INTRODUCED BY: Ron Sims
Greg Nickels

PROPOSED NO.: 89-254

3 MOTION NO. 7503

4 A MOTION relating to an agreement
5 between King County and Tukwila for
6 building permit administration in
Tukwila's Fire District #1, Riverton,
Thorndyke and Foster annexation areas.

7 WHEREAS, residents of the areas known as Fire District #1,
8 Riverton, Thorndyke and Foster have voted to annex to the City of
9 Tukwila, and

10 WHEREAS, the effective date of the annexation for Fire
11 District #1 is March 31, 1989, and

12 WHEREAS, the effective date of the annexation for Riverton,
13 Thorndyke and Foster is April 15, 1989, and

14 WHEREAS, King County and Tukwila desire interjurisdictional
15 cooperation to assure efficient transition and delivery of public
16 services, and

17 WHEREAS, King County and Tukwila are authorized, pursuant to
18 RCW 39.34 to enter into agreements for cooperative action;

19 NOW, THEREFORE, BE IT MOVED by the Council of King County:

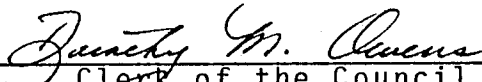
20 The King County executive is hereby authorized to execute the
21 interlocal agreement with Tukwila substantially in the form of
22 Attachment A, relating to the continued administration of certain
23 building permits by King County on behalf of Tukwila.

24 PASSED this 10th day of April, 1989.

26 KING COUNTY COUNCIL
27 KING COUNTY, WASHINGTON

28 
29 Chairman

30 ATTEST:

31 
32 Clerk of the Council
33

ATTACHMENT A

INTERLOCAL AGREEMENT BETWEEN
THE CITY OF TUKWILA AND KING COUNTY

This agreement is made and entered into this day between the City of Tukwila (hereinafter sometimes referred to as "Tukwila") and King County (hereinafter sometimes referred to as "County"), allowing for continued administration of certain building permits by the County on behalf of the City in the areas known as Fire District No. 1, Riverton, Foster, and Thorndyke.

WITNESSETH:

WHEREAS, the area commonly known as Fire District No. 1 as specifically described in Tukwila Ordinance No. 1503 is annexed to the City of Tukwila, effective 12:01 a.m., March 31, 1989; and

WHEREAS, the areas known as Riverton, as specifically described in Tukwila Ordinance No. 1508, Foster, as specifically described in Tukwila Ordinance No. 1509, and Thorndyke, as specifically described in Tukwila Ordinance No. 1510 are annexed to the City of Tukwila effective April 15, 1989, and

WHEREAS, all local governmental authority and jurisdiction with respect to said areas transfers upon annexation from King County to Tukwila; and

WHEREAS, a significant portion of the required local governmental review has been conducted by King County before the effective date of said annexations as to certain applications for building permits, filed with King County prior to the annexations' effective dates, and

WHEREAS, with regards to certain building permit applications in the annexation areas on the effective date of the annexations there are no significant differences in zoning and land use regulations of Tukwila and King County, and

WHEREAS, Tukwila and King County both agree that having King County complete the processing, review, approval, or disapproval, together with follow-up inspection of said applications will assist in an orderly annexation of said areas; and

WHEREAS, this arrangement is authorized by the Interlocal Agreement Act, RCW 39.34; and

NOW THEREFORE, in consideration of the terms and provisions, it is agreed by and between Tukwila and King County as follows:

1. The City of Tukwila delegates to King County authority, under King County's adopted rules and regulations, to continue review, approval or disapproval, including follow-up inspection and enforcement of conditions of approval as to certain building permit applications filed with King County before March 31, 1989. Said applications affect property located within the area annexed to the City of Tukwila effective 12:01 a.m., March 31, 1989, pursuant to and described in Tukwila Ordinance No. 1503. Said applications, as determined by the City of Tukwila, are specifically attached to this Agreement as Attachment A, Pending Applications at King County, Fire District No. 1 Annexation, and by this reference incorporated herein as though fully set forth.
2. The City of Tukwila delegates to King County authority, under King County's adopted rules and regulations, to continue review, approval or disapproval, including follow-up inspection and enforcement of conditions of approval as to certain building permit applications filed with King County before April 15, 1989. Said applications affect property located within the areas annexed to the City of Tukwila effective 12:01 a.m., April 15, 1989, pursuant to and described in Tukwila Ordinances No. 1508, No. 1509, and No. 1510. Said applications, as determined by the City of Tukwila, are specifically attached to this Agreement as Attachment B, Pending Applications at King County, Riverton, Foster and Thorndyke and by this reference incorporated herein as though fully set forth.
3. Tukwila delegates to King County authority, under King County's adopted rules and regulations, to conduct all required follow-up inspections and enforcement actions with respect to issuance of Certificates of Occupancy for building permits issued by King County prior to March 31, 1989, as to those properties located within the annexation area identified in Paragraph 1 of this Agreement, and for building permits issued by King County prior to April 15, 1989, as to those properties located within the annexation areas identified in Paragraph 2 of this Agreement.

4. King County agrees to perform, in a timely manner, the review, approval or disapproval, including follow-up inspections and enforcement of conditions of approval as delegated to King County by Tukwila in Paragraphs 1, 2 and 3 above. King County shall collect its standard filing and other fees and shall perform the delegated function without further cost or expense to the City of Tukwila.

5. This Agreement may be terminated by either party upon sixty days prior written notice delivered to the chief executive officer of the other party. The chief executive officer for King County is the County Executive, and for the City of Tukwila, the Mayor. Upon termination, the authority delegated by the Agreement to King County shall revert forthwith to the City of Tukwila. All then pending files and records and unexpended portions of filing fees of King County pertaining to the applications subject to this Agreement shall be delivered by King County to the City of Tukwila.

6. Tukwila and King County may agree to transfer back to Tukwila, with respect to any then specifically identified application files, the authority delegated in Paragraph 1 and 2 above, and/or delegated in Paragraph 3 above with respect to follow-up inspections and enforcement actions as to building permits applied for or issued by King County prior to the annexations' effective dates. This transfer shall be accompanied by unexpended portions of application fees.

7. Building permit applications filed before March 31, 1989 and inadvertently not included in Attachment A, Pending Applications at King County, Fire District No. 1 Annexation or building permit applications filed before April 15, 1989 and inadvertently not included in Attachment B, Pending Applications at King County, Riverton, Foster and Thorndyke, or ancillary permits necessary for the completion of projects listed on Attachment A or B, can, under these conditions, be added to Attachment A, Pending Applications at King County, Fire District No. 1 Annexation, or Attachment B, Pending Applications at King County, Riverton, Foster and Thorndyke, by mutual agreement of the Manager of King County Building and Land Development Division and the Tukwila Planning Director.

8. The City of Tukwila shall enact an ordinance that adopts King County's development regulations for the permits identified in this agreement. This agreement shall take effect upon the effective date of such ordinance. King County's development regulations include the King County road standards, road adequacy standards, and grading ordinance; King County's general provisions for loading areas and off-street parking; King County's general provisions for landscaping and screening; the Uniform Building Code, Uniform Mechanical Code, and Uniform Fire Code, all as modified by King County; the enforcement provisions of Title 23 of the King County Code; and the development permit fees of Title 27 of the King County Code.

In witness whereof this Agreement is signed this _____ day of _____, 1989.

KING COUNTY

Tim Hill, King County Executive

Approved as to form:

Deputy Prosecuting Attorney

CITY OF TUKWILA

Gary L. Van Dusen, Mayor

Approved as to form:

Office of the City Attorney

ATTACHMENT A

PENDING APPLICATIONS AT KING COUNTY

FIRE DISTRICT NO. 1 ANNEXATION

1. C8900033 Boeing STRC Improvements 10105 E Marginal Way S 15-23-04
 Project - Seismic structural improvements to Building 9-101
 Status - Permit will be issued after structural review has been completed.
2. M-C881172 Boeing Radar Tower 9725 E Marginal Way S 33-24-04
 Project - Radar Tower
 Status - 308 Permit - Structure has been built.
3. M-C881841 Boeing Addition to 3-326 7370 E Marginal Way S 33-24-04
 Project - 786 square addition to Building 3-326
 Status - Permit issued March 2, 1989 (Permit #111579)
4. M-C881849 Boeing Adv Office Building 9303 E Marginal Way S 33-24-04
 Project - Five story office building (approx. 250,000 square feet)
 Status - Permit submitted in December 1988, currently being reviewed.
5. M-F880300 Boeing Con Fire Sprinkler 7755 E Marginal Way S 33-24-04
 Project - Construct fire sprinkler for container buildings 2-120/2-121
 Status - Permit ready to be issued 03/09/89.
6. M-C881255 Boeing Adv Bridge/Oxbow 9701 E Marginal Way S 04-23-04
 Project - Bridge over river
 Status - Permit will be issued after structural review has been completed.
7. M-F880143 Boeing Fire Sprinkler System 9701 E Marginal Way S 04-23-04
 Project - Fire sprinkler system for autoclave in Building 9-101
 Status - Permit ready to be issued (03/09/89)

03/13/89

ATTACHMENT "B"

PENDING APPLICATIONS AT KING COUNTY

RIVERTON, FOSTER, THORNDYKE ANNEXATIONS

1. MC881747 SEAGATE CENTER OFFICE/WAREHOUSE 3105 S. 116 ST
 Project - WAREHOUSE 50,000 sf / OFFICE 35,000 sf
 Status - SHORELINE AND SEPA HAVE BEEN ISSUED
 -- BUILDING PERMIT PENDING
2. MC881767 BOEING MEZZENINE ADDN. 3417 S. 120TH PL
 Project - BUILDING D ADDITION 5,000 s.f.
 Status - PLAN REVIEW
3. MC881786 SABEY CO HVAC 3417 S. 120TH PL
 Project - MECHANICAL FOR MEZ ADDITION - BUILDING D
 Status - PENDING ISSUANCE OF ABOVE BUILDING PERMIT
4. R8812265 HOLLAND, JOHN RESIDENTIAL 11729 40TH AVE S
 Project - NEW GARAGE WITH BEDROOM
 Status - PERMIT PENDING HEALTH APPROVAL
5. C8900567 ANNEX TAVERN C-MECH 10325 E MARGINAL WY S
 Project - RANGE FAN AND HOOD
 Status - PENDING
6. C8900583 BOEING FIRE SYSTEM 7400 E MARGINAL WY S
 Project - RELOCATE DRY PIPE VALVE 3-626
 Status - PENDING
7. C8900303 BOEING BUILDING E (NEW STRUCTURE) 3345 S. 120TH
 Project - 200,000 sf WAREHOUSE/OFFICE
 Status - SEPA AND GRADING PERMIT COMPLETED (308 PERMIT)
 PLAN REVIEW PENDING
8. C8900322 BOEING 3345 S. 120TH
 Project - SPRINKLER SYSTEM FOR BUILDING E
 Status - PLANS PENDING DUE TO BUILDING PERMIT
9. C881107 METRO PARKING LOT 3208 S. 120TH
 Project - ADDITIONAL PARKING AT THEIR SOUTH ANNEX
 Status - COMPLETED REVIEW & WAITING FOR CONTRACTOR SELECTION