



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

October 10, 2000

Motion 11067

Proposed No. 2000-0518.2

Sponsors von Reichbauer and Vance

1 A MOTION authorizing the county executive to enter into
2 an interlocal agreement with the city of Des Moines relating
3 to the processing of building permits and land use
4 applications by King County's department of development
5 and environmental services.

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8 WHEREAS, on September 1, 2000, the city of Des Moines will incorporate an
9 area of unincorporated King County and may thereafter annex additional areas of
10 unincorporated King County (collectively referred to as the "annexation area"), and

11 WHEREAS, all local government authority and jurisdiction with respect to the
12 annexation area transfers from the county to the city upon the date of annexation, and

13 WHEREAS, the county and city agree that having county staff process various
14 annexation area building permits and land use applications on behalf of the city for a
15 transitional period will assist in an orderly transfer of authority and jurisdiction, and

16 WHEREAS, the county and city intend, through this interlocal agreement, to
17 achieve a smooth transition from county to city of application review in the annexation

18 area by continuing, in part, the county's review of building and land use permit
19 applications on behalf of the city and by establishing procedures for transferring land use
20 decision making and permit application information regarding such applications to the
21 city, and

22 WHEREAS, it is the parties' intent by virtue of the interlocal agreement that any
23 and all discretionary decisions shall be made by the city, and

24 WHEREAS, an agreement relating to the provision of these duties is authorized
25 by the Interlocal Cooperation Act, chapter 39.34 RCW;

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

27 The county executive is hereby authorized to execute an interlocal agreement,
28 substantially in the form attached, with the city of Des Moines for the county to process

29 building and land use permit applications.

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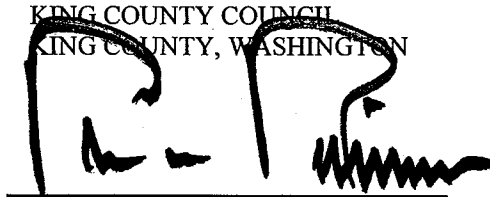
Motion 11067 was introduced on 9/11/00 and passed by the Metropolitan King County Council on 10/9/00, by the following vote:

Yes: 12 - Mr. von Reichbauer, Ms. Miller, Ms. Fimia, Mr. Phillips, Mr. Pelz, Mr. McKenna, Ms. Sullivan, Mr. Pullen, Mr. Gossett, Ms. Hague, Mr. Vance and Mr. Irons

No: 0

Excused: 1 - Mr. Nickels

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Pete von Reichbauer, Chair

ATTEST:



Anne Noris, Clerk of the Council

Attachments A. Interlocal Agreement Between King County and the City of Des Moines Relating to Processing of Building Permits and Land Use Application date October 3, 2000

11067

INTERLOCAL AGREEMENT BETWEEN
KING COUNTY AND THE CITY OF DES MOINES
RELATING TO PROCESSING OF BUILDING PERMITS
AND LAND USE APPLICATIONS

THIS AGREEMENT is made and entered into this day by and between the City of Des Moines, a municipal corporation in the State of Washington (hereinafter referred to as the "City") and King County, a home rule charter County in the State of Washington (hereinafter referred to as the "County").

WHEREAS, on September 1, 2000, the City will incorporate an area of unincorporated King County described in attachment 1 and may thereafter annex additional areas of unincorporated King County (collectively referred to as the "Annexation Area"); and

WHEREAS, all local governmental authority and jurisdiction with respect to the Annexation Area transfers from the County to the City upon the date of annexation; and

WHEREAS, the County and City agree that having County staff process various Annexation Area building permits and land use applications on behalf of the city for a transitional period will assist in an orderly transfer of authority and jurisdiction; and

WHEREAS, the City and County intend through this Agreement to achieve a smooth transition from County to City of application review in the Annexation Area by continuing, in part, the County's review of building and land use permit applications on behalf of the City as specified herein and by establishing procedures for transferring land use decision making and permit application information regarding such applications to the City; and

WHEREAS, it is the parties' intent by virtue of this Agreement that any and all discretionary decisions regarding permit applications in the Annexation Area shall be made by the City; and

WHEREAS, the parties also intend by this Agreement to facilitate orderly review of development applications for "Pacific Place" whose proposed development site is currently divided between the Annexation Area and a potential annexation area that currently remains part of unincorporated King County; and

WHEREAS, the parties have determined that orderly review within the Pacific Place area is best facilitated by having the City review and render decisions both within the Annexation Areas and, on behalf of the County, for those portions of that site remaining within the unincorporated area; and

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

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

1. Authorization to Charge Fees and Exclusion of Specified Applications.

1.1. The City hereby authorizes the County to charge applicants fees in amounts currently specified or hereinafter adopted in King County Code Title 27 for applications processed by the County in accordance with the terms of this Agreement.

1.2. All jurisdiction and authority over the full scope of land use and building permit actions involved in project applications or permits listed in Attachment 2 shall transfer to the City of Des Moines, which shall have sole discretion and regulatory authority over such matters.

2. Pre-annexation Building Permit Applications Filed with King County.

2.1 Except as otherwise provided for herein, the County shall continue to review on behalf of the City all vested building permit applications filed with the County before the effective date of annexation that involve property within the Annexation Area. Review by the County shall occur in accordance with the regulations to which the applications are vested. Any decision regarding whether or when an application has vested shall be made by the City.

2.2. The County's review of building related permits (which include but are not limited to building permits, occupancy permits, mechanical permits, fire system/ fire sprinkler permits and hazardous material permits; and building permit related grading and clearing permits) shall include rendering decisions to approve, condition or deny such applications; conducting inspections; issuing correction notices, certificates of occupancy, permit extensions and completion of extensions; and evaluating compliance with approval conditions that extend beyond issuance of a certificate of occupancy. The County agrees to consult with the City prior to rendering any administratively appealable building-related permit decision. Appeals of building related permit decisions, if any, shall be processed by the City in the same manner as appeals of land use permits are addressed in section 3.4; provided that the City and County may agree to have the County conduct such appeals on behalf of the City in particular instances where such processing by the County would further the orderly transition envisioned by this Agreement.

2.3 With the exception of King County Application No. B97C0270 ("Pacific Place") which is addressed in section 10 of this Agreement and ancillary permits associated with the project commonly known as the "Bluffs at Redondo"; and except as provided in sections 1. 2 and 4 of this Agreement, the County shall be responsible for issuance of ancillary permits (for example fire and mechanical) that are essential for completion of each original project permit and issuance of certificates of occupancy at completion of the project.

2.4 Applications for tenant improvement permits and sign permits made prior to annexation shall be processed by the County. Such applications made following annexation shall be referred to the City for all further processing.

2.5 The County shall review and make a recommendation to the City on requests to renew County permits within the Annexation Area that are approaching their expiration date without having completed the permitted activity. The City shall render any final decisions on such requests.

2.6 King County shall review and render decisions on requests for changes to approved building permit plans up to the time that either a certificate of occupancy is issued or final construction

approval has been issued for the project. Following issuance of the certificate of occupancy or final construction approval, requests for changes to the approved set of plans shall be referred to the City. The City intends to process such requests as new permit applications.

2.7 The County shall review and make recommendations to the City's designated decision maker on applications to vary adopted road or drainage standards that are made in conjunction with a building related application being reviewed by the County pursuant to this Agreement. All final decisions on such variance applications shall be rendered by the City.

3. Pre-annexation Land Use Permit Applications Filed with King County.

3.1 Except as otherwise provided for herein, and/or except for any application listed on Attachment 2, the County shall continue to review on behalf of the City all vested land use applications filed with the County before the effective date of annexation that involve property within the Annexation Area. Review by the County shall occur in accordance with the regulations to which the applications are vested. Any decisions regarding whether or when an application has vested shall be made by the City.

3.2 For those vested land use applications that do not require a public hearing prior to issuance, the County will continue to process such applications and shall make a report and recommendation to the City's designated decision maker based upon the regulations under which the applications are vested. Any decisions to approve, deny, or approve with conditions such applications shall be made by the City.

3.3 Notwithstanding any other provision of this Agreement, applications for any rezone and any associated permit applications shall be referred to the City for all further processing.

3.4 For those vested land use applications that require quasi-judicial or legislative approval, e.g., subdivision, or which involve administrative appeals, the County shall prepare a report and recommendation to the City's designated decision-maker for a final decision. The City's decision-maker shall not be a County employee. The City shall be responsible for scheduling, providing notice, conducting any public hearings required, and making any decision in conjunction with the application. County staff may attend the public hearing to testify with respect to analysis set forth in the County's report and recommendation.

3.5 The County shall continue to review those vested subdivision, short subdivision and binding site plan applications that have not yet received preliminary approval up to the point of making a recommendation to the City's designated decision maker on preliminary approval. At the request of the City, County staff shall appear before the City decision maker to discuss analysis set forth in the County's recommendation.

3.6 For those vested subdivision, short plat and binding site plan applications that have received preliminary approval prior to annexation, the County shall continue its review up to the point of making a recommendation to the City on whatever post-preliminary review phase the development is in at the time of annexation. For purposes of this section, post-preliminary review phases include: engineering plan approval, final plat, short plat or binding site plan approval, and construction inspection approval. All final decisions on any of the post-preliminary review phases shall be rendered by the City. The City shall assume review of the project for all subsequent post-preliminary review phases.

3.7 The County shall review and make recommendations to the City's designated decision maker on applications to vary adopted road or drainage standards that are made in conjunction with a land use application being reviewed by the County pursuant to this Agreement. All final decisions on such variance applications shall be rendered by the City.

3.8 King County shall review and render decisions on requests for changes to approved land use permit engineering plans up to the time that final construction approval has been issued for the project. Following issuance of final construction approval, requests for changes to the approved set of plans shall be referred to the City.

4. List of Projects, Notice of Meetings and Option to Exclude.

4.1 The County will prepare and send to the City, upon request, a list of all building, land use and associated ancillary permit applications pending within the Annexation Area as of the date of annexation. The list shall include the status of the projects as it is shown in the County Permits Plus system. The City or County may at any time exclude from this Agreement any application(s) otherwise reviewed by the County pursuant to this Agreement upon providing to the County or City ten days advance written notice of its intent to exclude the application(s). Upon excluding any application from review under this Agreement, the County shall turn the application over to the City for all further processing.

4.2 The County shall notify the City of all technical screening meetings, pre-construction conferences and engineering pre-submittal meetings for projects being reviewed by the County under this Agreement. Such notice shall be provided promptly upon scheduling of the meeting. The City may participate in these meeting to learn more about the project and to offer comments.

4.3 The County shall provide the City with a copy of files and records of all land use and building permit applications processed under this Agreement upon completion of permit review or termination of the Agreement under section 12, whichever comes first.

5. SEPA Compliance.

5.1. In order to satisfy the procedural requirements of the State Environmental Policy Act (SEPA), the City shall serve as lead agency for all Annexation Area building permit and land use applications, including those being processed by the County pursuant to this Agreement. The City shall designate and identify a SEPA responsible official to make threshold determinations and to supervise the preparation and content of environmental review for projects within the City. The responsible official shall not be an employee, officer, or agent of the County.

5.2. Any and all appeals from SEPA threshold determinations and other SEPA matters relating to projects within the City shall be heard and decided by the City.

5.3. For those permit applications requiring a SEPA determination, the County will not take final action upon the application until the City's responsible official has acted. Upon written request with regard to a particular project being reviewed by the County, the County agrees to provide technical and

administrative SEPA assistance to the City's responsible official on that project. Such assistance may include, but is not limited to:

- review of an applicant's environmental checklist and collection of relevant comments and facts;
- preparation of a proposed SEPA threshold determination with supporting documentation for approval, publication and notice by the County on behalf of the City's responsible official;
- preparation and submittal of a written review and comment on any appeal received on a SEPA threshold determination recommended by County staff to the City's designated appeal hearings officer;
- attendance at appeal hearings to testify with respect to analysis of environmental impacts, mitigation measures and the environmental review process;
- preparation of any required draft, final, addendum or supplemental EIS for approval of the City's responsible official; and
- coordination of adopted or required SEPA measures of mitigation with project review staff.

5.4. Any decision whether to condition or deny an application on SEPA grounds shall be made by the City.

6. Administrative and Ministerial Processing. County review specified in this Agreement is intended to be of an administrative and ministerial nature only. Any and all legislative or quasi-judicial decisions or decisions of a discretionary nature shall be made by the City and/or its designated decision-maker.

7. Code Enforcement and Financial Guarantees.

7.1. Within thirty days following the execution of this Agreement, the County shall provide the City with a list and brief explanation of all Annexation Area code enforcement cases under review by the County at the time of annexation. The City shall be responsible for undertaking any code enforcement actions following the date of annexation. The County shall provide the City with copies of any annexation area enforcement files requested by the City.

7.2 Any financial guarantee that is intended to secure compliance with project conditions that are being or will be reviewed by the City shall be turned over to or posted with the City, which shall have sole authority and discretion over its release and/or enforcement. Any financial guarantee that has been posted or is otherwise required in order to guarantee compliance with conditions that are being reviewed by the County pursuant to this Agreement shall be retained by or posted with the County. On behalf of the City, the County is authorized to accept such financial guarantees and to release them where it determines that conditions for release have been satisfied. In making such decisions whether to release a financial guarantee instrument, the County may at any time seek direction from the City. The City shall be solely responsible for making any demands or initiating any legal action to enforce financial guarantees for Annexation Area projects.

7.3 Code enforcement abatement actions necessary to eliminate public health or safety hazards shall be the sole responsibility of the City.

8. Processing Priority. Within budgetary constraints, the County agrees to process pre-annexation building and land use applications in accordance with the County's administrative procedures, at the same level of service as provided to County applications.

9. Fees and Reimbursement.

9.1 In order to cover the costs of providing services pursuant to the terms of this Agreement, the County is authorized to collect and retain such application and other fees authorized by the County fee ordinances adopted by the City pursuant to section 1 above, or as may be modified at some future date by the County and the City.

9.2 For all applications excluded from County processing or transferred to the City pursuant to the terms of this Agreement, the County will retain the base permit fee and a percentage of fees equivalent to the percentage of permit processing and administration performed by the County on the application. Any remaining application fee amounts received by the County prior to exclusion or transfer shall be promptly forwarded to the City.

9.3 In order to cover the costs of providing review, technical and administrative assistance, and other services not otherwise reimbursed pursuant to this Agreement, including but not limited to providing testimony at public hearings, the City shall pay the County at an hourly rate of \$132.00, or at such other hourly rate as is later specified in that version of King County Code Title 27 which is in effect at the time the services are performed. The County shall not seek reimbursement under this section for review services performed on an individual permit application where the County has already been fully compensated for such services by the receipt of permit application review fees. The County shall provide the City with quarterly invoices for assistance and services provided, and the City shall tender payment to the County within thirty days after the invoice is received.

10. Pacific Place.

10.1 Promptly following the effective date of this Agreement, the County shall forward to the City copies of the pending King County Application No. B97C0270, commonly known as "Pacific Place."

10.2 Any and all pending or future land use, subdivision or building permit application acceptance, review and permit decision making within the unincorporated area proposed for development within and adjacent to the proposed Pacific Place development site shall be performed and rendered by the City. Without limitation, this authorization is intended to provide for City application intake and review, SEPA lead agency review and decision making, administrative appeal processing, preliminary approval decisions, engineering review, inspections, and final approval decisions both within this unincorporated area and within the City's incorporated limits. This authorization for the City to conduct review and render decisions on behalf of the County shall expire as to any portion of unincorporated King County that is subsequently annexed or incorporated, with such expiration to take effect on the effective date of that annexation or incorporation.

10.3 Review by the City within unincorporated areas shall be in accordance with standards that meet or, where the applicant consents, exceed those specified by the King County Code. The City is authorized to charge applicants fees in amounts currently specified or hereinafter adopted in King County Code Title 27 for applications processed by the City in accordance with the terms of this Agreement.

10.4 Notwithstanding any contrary provision in this Agreement, the City shall defend, indemnify and hold harmless the County for any decisions rendered by the City or for any claims filed against the County for action or inaction by the City associated with the City's review or decision making on behalf of King County pursuant to this section. In addition, the City shall fully defend any City decision(s) rendered on behalf of the County pursuant to this section in the event that any judicial appeal or petition is filed challenging the same.

11. Duration. This Agreement shall become effective upon approval by the City and the County and shall continue until September 1, 2004, unless otherwise terminated in accordance with section 12 or extended in accordance with section 13.

12. Termination. Either party may terminate this Agreement upon providing at least sixty (60) days written notice to the other party. Upon expiration or termination of this Agreement, the County and City shall cease further processing and related review of applications being processed under this Agreement. The County shall thereupon transfer to the City those application files and records, posted financial guarantee instruments, and unexpended portions of filing fees for pending land use and building-related applications within the Annexation Area. The City shall thereupon transfer to the County those application files and records, posted financial guarantee instruments, and unexpended portions of filing fees for pending land use and building-related applications within the unincorporated area. Upon transfer, the City and County shall be responsible for notifying affected applicants of its having assumed all further processing responsibility for their respective applications.

13. Extension. The City and County may agree to extend the duration of this Agreement through September 1, 2008 or to a date prior thereto. In order for any such extensions to occur, the City shall make a written request to the County not less than sixty (60) days prior to the otherwise applicable expiration date. Any agreement by the County to the proposed extension(s) shall be made in writing. If the parties have not agreed to the extension in writing by the otherwise applicable expiration date, the Agreement shall expire.

14. Application Process. The County and the City will each prepare and have available for applicants and other interested parties a document describing the handling of applications based on this Agreement.

15. Indemnification, Hold Harmless and Defense.

15.1 The County shall indemnify and hold harmless the City and its officers, agents and employees, or any of them from any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, by reason or arising out of any negligent action or omission of the County, its officers, agents, and employees, or any of them, in performing obligations pursuant to this

Agreement. In the event that any suit based upon such a claim, action, loss, or damage is brought against the City, the County shall defend the same at its sole cost and expense, provided that the City retains the right to participate in said suit if any principal or governmental or public law is involved, and if final judgment be rendered against the City and its officers, agents, and employees, or any of them, or jointly against the City and County and their respective officers, agents, and employees, or any of them, the County shall satisfy the same.

15.2 The City shall indemnify and hold harmless the County and its officers, agents and employees or any of them from any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, by reason or arising out of any negligent action or omission of the City, its officers, agents, and employees, or any of them, in performing obligations pursuant to this Agreement. In the event that any suit based upon such a claim, action, loss, or damage is brought against the county, the City shall defend the same at its sole cost and expense, provided that the County retains the right to participate in said suit if any principal of governmental or public law is involved; and if final judgment be rendered against the County and its officers, agents, employees, or any of them, or jointly against the City and County and their respective officers, agents, and employees or any of them, the City shall satisfy the same.

15.3 The City and the County acknowledge and agree that is such claims, actions, suits, liability, loss, costs, expenses and damages are caused by or result from the concurrent negligence of the City, its agents, employees, and/or officers and the County, its agents, employees, and/or officers, this section shall be valid and enforceable only to the extent of the negligence of each party, its agents, employees and/or officers.

15.4 In executing this Agreement, the County does not assume liability or responsibility for or in any way release the City from any liability or responsibility that arises in whole or in part from the existence or effect of City ordinances, rules, regulations, policies or procedures. If any cause, claim, suit, action or proceeding (administrative or judicial), is initiated challenging the validity or applicability of any City ordinance, rule or regulation, the City shall defend the same at its sole expense and if judgment is entered or damages awarded against the City, the County, or both, the City shall satisfy the same, including all chargeable costs and attorneys' fees.

16. Personnel. Control of County personnel assigned by the County to process applications under this Agreement shall remain with the County. Standards of performance, discipline and all other aspects of performance shall be governed by the County.

17. Administration. This Agreement shall be administered by the County Director of Development and Environmental Services or his/her designee, and by the City Community Development Director, or his/her designee.

18. Amendments. This Agreement is the complete expression of the terms hereto and any oral representation or understanding not incorporated herein are excluded. Any modifications to this Agreement shall be in writing and signed by both parties.

19. Legal Representation. The services to be provided by the County pursuant to this Agreement do not include legal services, which shall be provided by the City at its own expense. Services provided by the City to the County pursuant to section 10 shall include legal services.

20. Notice of Annexation Area Processing. In the event that the City intends for the County to conduct permit review in any future City Annexation Area pursuant to this Agreement, the City shall provide the County with written notice of its intent no less than sixty days prior to the date County processing of such Annexation Area applications would occur.

21. No Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the parties hereto. No other person or entity shall have any right of action or interest in this Agreement based upon any provision set forth herein.

- ATTACHMENTS:
1. Map and Legal Description of the "Redondo Riviera" Annexation Area.
 2. Applications Excluded from County Review

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed.

KING COUNTY

King County Executive

Dated

Approved as to Form:

NORM MALENG
King County Prosecuting Attorney

By: _____
Senior Deputy Prosecuting Attorney

Dated

CITY OF DES MOINES

Des Moines City Manager

Dated

Des Moines Interlocal Agreement
Building and Land Use Permit Processing

11067

Approved as to Form:

City Attorney

Dated