

1 August 26, 1976

Introduced by: BERNICE STERN

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ORDINANCE NO. 2953

AN ORDINANCE relating to subdivisions; extending the tentative approval time and providing for sequenced approval of subdivision portions; amending Resolution 11048, Section IV. A (4); and K.C.C. 19.28.050.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

are hereby amended to read as follows:

Qualifications governing approval of plat. (a) PRELIMINARY APPROVAL .
~~((TENTATIVE))~~ The approval of a preliminary plat by the King County Council
assures only ~~((department of planning is strictly tentative, involving merely))~~
the general acceptability of the layout as submitted, which is subject to all the
conditions of preliminary approval.

(b) REVISIONS. The Building and Land Development Division
~~((department of planning))~~ may approve minor ~~((introduce such))~~ changes or
revisions as are deemed necessary to the interests and needs of the com-
munity ~~((--))~~ , 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 . ~~((by the department of planning.--))~~

(d) APPROVAL TIME. ~~((Tentative))~~ Preliminary approval shall
be effective for a ~~((maximum))~~ period of ~~((three))~~ eighteen months unless,

1 upon written request ((application)) of the applicant ((developer)), the
 2 Building and Land Development Division ((department of planning)) grants an
 3 extension((-)) for up to twelve months. If the final plat has not been recorded
 4 within this time limit, the preliminary plat must again be submitted to the
 5 Building and Land Development Division ((department of planning for approval))
 6 with a new application.

7 (e) In subdivisions that are to be recorded in divisions, the second
 8 division may be granted twelve additional months to satisfy final plat requirements,
 9 following the recording of the first division. This procedure may be repeated
 10 for as many twelve month periods as there are divisions, provided that said
 11 approval extensions shall not exceed forty-eight months from the date of pre-
 12 liminary approval. If the final plat for any succeeding division is not filed
 13 within the authorized twelve month period, preliminary plan approval for that
 14 division and for all succeeding divisions shall become void.

15 (f) In granting extensions authorized pursuant to paragraph
 16 (e), above, the County may impose administratively additional conditions for
 17 final approval, consistent with then current County adopted standards and
 18 policies.

19 (g) Conditions imposed administratively on divisions for which
 20 extensions have been approved may be appealed to the Zoning and
 21 Subdivision Examiner, whose decision shall be final.

22 ~~((e) MODIFICATIONS:-- Any person feeling himself aggrieved~~
 23 ~~at any action of the department of planning upon any proposed plat or replat,~~
 24 ~~may apply in writing to the department of planning, prior to its next regular~~
 25 ~~monthly meeting, for modifications of the action complained of, and such~~

1 application may be considered by the department of planning, at such time
2 and in such manner as it may determined.))

3 INTRODUCED AND READ for the first time this 20th day
4 of September, 1976.

5 PASSED at a regular meeting of the King County Council this 25th day
6 of October, 1976.

7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9 David M. Moore
Chairman

10 ATTEST:

11 Quincy M. Quinn
12 Clerk of the Council

13 APPROVED this _____ day of _____, 1976.

~~DEEMED ENACTED WITHOUT~~
COUNTY EXECUTIVE'S SIGNATURE

15 DATED: 11/4/76

16 King County Executive